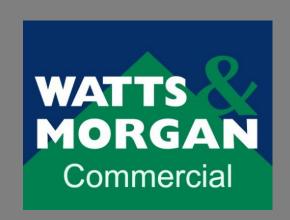
# TO LET

Modern First Floor Office Suite 8A Dunraven Place Bridgend CF31 1JD





- Immediately available To Let a modern first floor office suite recently renovated to a high standard and providing approximately 21.94 sq m (236 sq ft) net internal area of accommodation.
- Town centre location fronting Dunraven Place with occupiers in close proximity including HSBC Bank plc, Bridgend General Post Office and a range of other professional occupiers including Software Companies, Estate Agents and Insurance Brokers.
- Immediately available To Let under terms of a new lease for a term of years to be agreed at an all inclusive rental of £5,750 per annum.







# Modern First Floor Office Suite 8A Dunraven Place Bridgend CF31 1JD

## **LOCATION**

The first floor office suite is located at 8A Dunraven Place within Bridgend town centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with occupiers in close proximity including HSBC Bank plc and Bridgend General Post Office.

### **DESCRIPTION**

The property briefly comprises a modern, selfcontained office suite recently renovated and refurbished to a high standard. The specification includes comfort cooling, dado trunking and high speed broadband included.

The self contained office suite provides for approximately 21.94 sq m (236 sq ft) net internal area of accommodation together with shared use of kitchen/tea point and male and female WC's.

## **TENURE**

The office suite is immediately available To Let under terms of a short term lease which is to be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

# **RENTAL**

All inclusive rental of £5,750 pax.

#### **FPC**

This property has an energy performance rating of 65 which falls within a band C.

## **VAT**

VAT is payable on rent.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

## **VIEWING**

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Sara Magness



www.wattsandmorgan.wales