

TO LET

Ground Floor Office Suite
Derwen House
Court Road
Bridgend
CF31 1BN

**WATTS &
MORGAN**
Commercial



- Well presented ground floor office suites located within Derwen House, fronting Court Road, Bridgend's premier business address
- Suite provides approximately 58sq.m (623sqft) Net Internal Area together with 2 car parking spaces.
- Immediately available "To Let" under Terms of a new FRI lease at a rental of £7500P.A exclusive

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LOCATION

Derwen House is located on Court Road, Bridgend's premier business address. Court Road is located immediately adjacent to Bridgend's commercial and retailing centre and to the town's mainline railway station which enjoys direct rail links to London Paddington.

Occupiers on Court Road include solicitors, accountants, architects and a number of charities and voluntary organisations

DESCRIPTION

Derwen House is one of Bridgend town centre's landmark office buildings providing circa 905sq.m (9730sq.ft) of office space over 4 floors and having the significant benefit of a 38 space car park located to the rear

ACCOMMODATION

Currently available is a ground floor office suite that has the benefit of display frontage and provides approximately 58sqm (623sqft) Net Internal Area of accommodation.

PARKING

2 Parking spaces included

TENURE

Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

£7,500 PA Exclusive

BUSINESS RATES

The Valuation Online Agency website advises a rateable value of £7,500 so ingoing tenant should benefit from significant small business rates relief.

EPC

Pending

SERVICE CHARGE

Fixed service charge £1500 PA

VAT

All figures quoted are exclusive of VAT if applicable

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

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Email:

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Please ask for Dyfed Miles or Matthew Ashman

www.wattsandmorgan.wales

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