

TO LET

Prestigious Office Building
1 Court Road
Bridgend
CF31 1BE

**WATTS &
MORGAN**
Commercial



- Character Grade II Listed three storey office premises finished to an extremely high standard and providing approximately 224sq.m (2406sq.ft) NIA
- Situated in a prime location on Court Road, Bridgend's premier business address
- Immediately available To Let under terms of a new FRI Lease at a rental of £27,500 per annum exclusive

Prestigious Office Building

1 Court Road

Bridgend

CF31 1BE

LOCATION

The property is situated within Court Road, Bridgend's premier business address, conveniently located immediately adjacent to the town centre and to Bridgend's main line railway station which has direct trains to London Paddington.

Other occupiers on Court road include solicitors, accountants, architects and a variety of other professional/office occupiers.

DESCRIPTION

The property briefly comprises a detached Grade II Listed three storey period office building that has been renovated and refurbished to a very high standard.

The office accommodation is laid out over three floors accessed off an externally constructed feature planar glazed stairwell. Each floor is configured around a small central core and comprises a self-contained Managers/Partners office together with a larger open plan general office.

The property has the benefit of an entrance lobby and kitchen on ground floor, on first floor separate male and female WC's and on second floor a private kitchen and WC to Manager's/Partners office.

Accommodation

The property briefly provides the following accommodation: _

Ground Floor: 66.7sq.m (731sq.ft)
First Floor: 77.25sq.m (830sq.ft)
Second Floor: 78.55sq.m (845sq.ft)

Total Floor Area: 224sq.m (2406sq.ft) NIA

TENURE

The premises are immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

£27,500 per annum exclusive

EPC

EPC Rating – Band C

SERVICE CHARGE

Tenant to pay a fixed sum of £500 per annum towards external grounds maintenance.

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 LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman

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