

TO LET

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



- Well presented third floor office suite located within Derwen House an imposing four storey, town centre, office building located at Court Road, Bridgend's premier business address
- The open plan office suite is currently configured with a combination of open plan and cellular office space that provides in total approximately 274sq.m (2950sq.ft) net internal area of accommodation.
- Immediately available "To Let" under terms of a new lease on flexible terms at an asking rental of £25,000 per annum exclusive.

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LOCATION

Derwen House is situated on Court Road, Bridgend's premier business address. Court Road is conveniently located laying immediately adjacent to Bridgend town centre and just a minute or so's walk away from the town's mainline railway station which enjoys direct rail links to London Paddington.

Court Road is home to a variety of professional occupiers including Solicitors, accountants, architects, software and IT companies and a number of charities and voluntary organisations.

DESCRIPTION

Derwen House is one of Bridgend town centre's landmark office buildings with the building providing just under 10,000sq.ft of accommodation.

Currently available is a self-contained third floor office suite that enjoys a pleasant, open aspect over Court Road and Bridgend town centre beyond.

The office suite is essentially open plan but has the benefit of existing office fit out that provides for a number of cellular partitioned offices that can remain in situ, be adapted or removed as required.

ACCOMMODATION

The office suite provides approximately 274sq.m (2950sq.f) net internal area of accommodation. Car parking spaces available – Allocation to be confirmed.

TENURE

The office suite is immediately available To Let under terms of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£8.50 per sq.ft

BUSINESS RATES

To be advised

EPC

Energy Rating Band E

SERVICE CHARGE

Tenant to enter into property service charge arrangements paying a fixed service charge rent based on £2.50 per sq.ft

VAT

VAT is payable on rent and service charge

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**

www.wattsandmorgan.wales

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