

## TO LET

Ground and First Floor Office Suite  
Unit 10 Bennett Street  
Bridgend Industrial Estate  
Bridgend  
CF31 3SH



- Self-contained ground & first floor office suite providing approximately 2,494 sq.ft NIA
- Prominent and easily accessible location within Bridgend Business Centre, Bridgend Industrial Estate, Bridgend
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed at a rental of £24,000 per annum exclusive

**Ground and First Floor Office Suite  
Unit 10 Bennett Street  
Bridgend Industrial Estate  
Bridgend  
CF31 3SH**

#### **LOCATION**

The property is situated in a prominent and easily accessible location within the Bridgend Business Centre, Bridgend Industrial Estate, Bridgend.

Bridgend Industrial Estate is the premier Estate serving the Bridgend County Borough. The Estate is strategically located lying just one mile south of Bridgend town centre and approximately 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Bridgend Business Centre is the Estate's only purpose built office development. The subject property is prominently positioned on the corner of Bennett Street and David Street.

#### **DESCRIPTION**

Unit 10 comprises a two storey office building that provides for self-contained accommodation over two floors and providing for separate male and female WC's.

The property is built to a modern design and specification with facing brickwork to outer elevations, double glazed powder coated aluminium windows and full gas central heating. The offices are set within landscaped grounds and provide 7 designated car parking spaces and use of overflow car park.

#### **ACCOMMODATION**

Total Floor Area: 2,494 sq.ft. NIA

#### **TENURE**

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

#### **RENTAL**

£24,000 per annum exclusive

#### **SERVICE CHARGE**

Tenant to enter into Estate Service Charge arrangements - details on application.

#### **BUSINESS RATES**

The Valuation Office Agency website advises a rateable value of £13,000 so rates payable 2022/23 of £6,955.

#### **EPC**

This property has an Energy Performance rating of 54 which falls within "Band C".

#### **AVAILABILITY**

June 2022.

#### **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](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for  
Dyfed Miles or Matthew Ashman**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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