

TO LET

Ground & First Floor Office Suites
Elm Court
Bridgend
Cowbridge Road
CF31 3SR

**WATTS &
MORGAN**
Commercial



- Modern office suites providing space from 1726 sq ft to 3,658 sq ft with excellent car parking.
- Highly prominent and easily accessible out of town/edge of town location.
- Available to let under terms of a new FRI Lease at a rental of £10.50 per sq ft exclusive.

Ground & First Floor Office Suites

Elm Court Cowbridge Road

Bridgend

CF31 3SR

LOCATION

Elm Court is a modern detached office building situated in a prominent and easily accessible location fronting Cowbridge Road one of the principal roads serving Bridgend town centre.

The property is located immediately opposite the Tesco Food Superstore and adjacent to South Wales Police Headquarters just ½ a mile or so south of Bridgend town centre and approximately 3 miles from Junction 35 (Pencoed Interchange) of the M4 Motorway.

DESCRIPTION

Elm Court is a modern detached office building that comprises 4 self-contained office suites around a modern central core.

The property specification includes secure door entry system, passenger lift, shared male and female WC's and Tea Point to each individual office suite.

Each office suite is essentially open plan but with each suite having the benefit of individually partitioned offices which can either remain in situ or potentially be removed/reconfigured as required.

The property is set within attractive landscaped grounds with ample car parking. (circa one space per 200 sq ft).

ACCOMMODATION

Currently available either individually or combined are the following office suites:-

Suite 2: 160.5 sq m (1726 sq ft) NIA

Suite 4: 179.5 sq m (1932 sq ft) NIA

TENURE

The offices are immediately available to let either individually or combined under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

Suite 2: £16,900 per annum exclusive

Suite 4: £20,250 per annum exclusive

BUSINESS RATES

To be advised.

EPC

This property has an Energy Performance rating of 55 which falls within band C.

SERVICE CHARGE

Ingoing tenant to enter into the property's service charge scheme which administers such communal costs as external maintenance and repair of the building, car park and landscaped area, window cleaning, cleaning, heating and lighting of the internal common areas etc.

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

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Kate Harris.



www.wattsandmorgan.wales

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