

TO LET

Modern Second Floor Office Suite
4 Derwen Road
Bridgend
CF31 1LH

**WATTS &
MORGAN**
Commercial



- An attractive and very well presented second floor office suite providing approximately 126.5 sq m (1,361 sq ft) net internal area of accommodation.
- Attractive open plan configuration with the benefit of 3 no. individually partitioned offices.
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed at a rental of £14,950 per annum exclusive.

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LOCATION

The property is situated in a prominent location fronting Derwen Road within Bridgend Town centre. Bridgend's prime retailing locations are within just 100m or so as is Bridgend's main line railway station which has direct connections to London Paddington.

Bridgend is the principal retailing and commercial centre serving Bridgend County Borough with the town attracting the usual high street banks and a number of multiple retailers.

Bridgend lies approximately 23 miles west of Cardiff and 20 miles east of Swansea.

DESCRIPTION

Currently available is a very well presented second floor office suite located within an attractive three storey business property that briefly comprises of 4 self-contained office suites and 2 no. ground floor showroom units.

The suite available is well configured and finished to a very high standard with features including vaulted ceiling, hardwood joinery, raised accessed floors, Louis Poulsen designer lighting and air conditioning. The office suite provides for open plan space together with 3 no. separately partitioned offices.

The office suite is accessed off a central core that provides for well-presented lobby and stairwell and separate male and female WC's.

ACCOMMODATION

Suite 3 provides approximately 126.5sq m (1,361 sq ft) net internal area of accommodation.

TENURE

The office suite is immediately available "To Let" on an effective full repairing and insuring basis via a property service charge.

RENTAL

£14,950 per annum exclusive. (£10.95 psf)

BUSINESS RATES

The Valuation Office Agency website is advising a rateable value of £8,200.

Ingoing tenant will benefit then from part small business rates relief with BCBC advising of rates payable for 2017/2018 of £1,582 per annum.

Interested parties to make their own enquiries at BCBC rates department to confirm rates payable

EPC

This property has an Energy Performance rating of 95 which falls within Band D.

SERVICE CHARGE

Tenant to enter into the property service charge scheme. Details on application.

VAT

All figures quoted are exclusive of V.A.T. 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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Please ask for Dyfed Miles or Kate Harris

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