

# TO LET

**First Floor Office Suite  
2 Court Road  
Bridgend  
CF31 1BN**

**WATTS &  
MORGAN**  
Commercial



- Self-Contained First Floor Office Suite located within a Character, Period Two-Storey Office Building.
- Situated on Court Road, Bridgend's premier business/office address home to Accountants, Solicitors, Architects and the like.
- Immediately available To Let under terms of a new FRI Lease via a service charge at an asking rental of £7,500 per annum exclusive.

# First Floor Office Suite

## 2 Court Road

### Bridgend

### CF31 1BN

#### LOCATION

The property is situated within Court Road, Bridgend's premier business address. Court Road is located within Bridgend town centre immediately adjacent to Bridgend mainline railway station and is home to professional and office occupiers such as Solicitors, Architects and Accountants.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town enjoying excellent road and rail links.

#### DESCRIPTION

The property briefly comprises a two storey semi-detached Victorian office building built to a traditional stone built standard of construction and providing for character office accommodation.

Currently available is a Self-Contained First Floor Office Suite that is accessed via shared ground floor entrance lobby with PJ Lee Architect the ground floor occupier. The First Floor Office suite is currently configured so as to provide for reception office and three separate self-contained offices together with WC.

The Office Suite provides in total approximately 62.4 sq m (672 sq ft) net internal area of accommodation.

#### TENURE

The property is immediately available To Let under terms of a new Lease for a term of years to be agreed on tenant full repairing and insuring terms via a property service charge. Service Charge details on application.

#### RENTAL

£7,500 per annum exclusive

#### BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £5,800 so ingoing tenants are expected to benefit from 100% Small Business Rates Relief. All enquiries to Bridgend County Borough Council Rating Department (Tel: 01656 643643).

#### EPC

Pending.

#### VAT

Rent and Service Charge are subject to VAT.

#### 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.wales](mailto:commercial@wattsandmorgan.wales)**

**Please ask for Dyfed Miles or Kate Harris**

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

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