

TO LET

Modern Office Suites
Red Dragon Court
South Road
Bridgend Industrial Estate
Bridgend
CF31 3PT



- Last remaining suite immediately available To Let providing approx. 198.1 sq m (2131 sq ft).
- Red Dragon Court is located on the Bridgend Industrial Estate, Bridgend's premier industrial estate with the development benefiting from ease of access and excellent car parking provision.
- Immediately available To Let under terms of a new Lease for a term of years to be agreed on effective FRI terms at a highly competitive rental based on £8.00 per sq ft exclusive.

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LOCATION

Red Dragon Court is a privately owned multi-let Business Park located fronting South Road on the Bridgend Industrial Estate, Bridgend.

The Bridgend Industrial Estate is strategically located lying just 1 mile or so from Bridgend town centre and approximately 2½ miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. The Estate is therefore ideally located to serve the M4 corridor with Cardiff lying approximately 23 miles to the east and Swansea approximately 20 miles to the west.

DESCRIPTION

The open plan Office Suite is located around a central core providing for shared Entrance Lobby and Stairwell and DDA Compliant WC. The office suite is self-contained with its own separate male and female WC's and kitchen.

The substantial renovation programme includes new suspended ceiling grid with LED Lighting, new double glazed windows, new floor coverings and newly modernised and redecorated accommodation throughout.

The development is set within landscape grounds having the significant benefit of excellent car parking provision with approximately 1 space available per 200 sq ft of accommodation.

ACCOMMODATION

Suite 1: 146.5 sq m (1576 sq ft) - **LET**

Suite 2: 198.1 sq m (2131 sq ft)

Suite 6: 194.6 sq m (2094 sq ft) - **LET**

Suite 7: 188.75 sq m (2031 sq ft) - **LET**

TENURE

The office suite is available To Let under terms of a new Lease for a term of years to be agreed on an effective full repairing and insuring basis via a Property Service Charge.

RENTAL

From £8.00 per sq ft

BUSINESS RATES

To be advised.

EPC

Pending.

SERVICE CHARGE

Details on application.

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.wales

Please ask for Dyfed Miles or Kate Harris

www.wattsandmorgan.wales

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