

TO LET

**First Floor Office Suite
Morien house
1 Bridgend Business Centre
Bridgend Industrial Estate
CF31 3SH**



- Immediately available "To Let" a first floor office suite providing approximately 343 sqm (3694 sq ft) NIA.
- Prominent and easily accessible location on the Bridgend Industrial Estate, Bridgend's premier business address.
- Available to let on flexible lease terms at a rental of £26,750 p.a exclusive.

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LOCATION

Bridgend Business Centre is situated in a prominent and convenient corner location fronting Western Avenue and David Street on the Bridgend Industrial Estate, Bridgend.

Bridgend Industrial Estate is the premier estate serving Bridgend County Borough. The estate is strategically located lying just 1 mile south of Bridgend Town Centre and approximately 2½ miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Bridgend Business Centre is the Industrial Estate's only purpose built office development with occupiers at the development including NFU Mutual, Broadcast Traffic Systems and Dantaag.

DESCRIPTION

Morien House briefly comprises a modern three storey office block that provides in total three self-contained office suites around a central core. Currently available is the first floor office suite that is essentially open plan, albeit currently configured as 3 on 4 'zones' by way of demountable partitioning.

The property is built to a modern design and specification with facing brickwork to external elevations, double glazed powder coated aluminium windows and entry door, full gas central heating and DDA Compliant passenger lift.

The office suites are located off the central core with each floor having the benefit of separate ladies/disabled/gents WC's.

ACCOMMODATION

First floor - 343 sq m (3694 sq ft) NIA

The property is set within landscaped grounds and has the benefit of 12 designated car parking spaces as well as use of overflow car park.

TENURE

The office suite is available "To Let" under terms of a new FRI lease for a term of years to be agreed.

RENTAL

£26,750 P.A exclusive.

BUSINESS RATES

The Valuation Office Agency website is advising a rateable value of £18,500 for the office space so rates payable 2019/20 of £9,731. In addition the car parking spaces are rated at £250 per parking space.

EPC

Pending.

SERVICE CHARGE

Tenants to enter into the development's cost only service charge which is administered to recover such costs as landscape maintenance, external building maintenance and repair etc. 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 Sara Magness

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