

TO LET

Unit 1D
Chapel Barns
Merthyr Mawr
Bridgend
CF32 0LS



- Chapel Barns is a privately owned business park comprising a range of converted barn units set within landscaped grounds and with ample communal car parking.
- Situated in a highly sought after rural location within the Village of Merthyr Mawr conveniently located just one mile or so from the A48 dual carriageway and two miles or so from Bridgend Town Centre.
- The unit available comprises a first floor office suite providing in total approximately 97.5 sq m (1,050 sq ft) net internal area of accommodation.
- Immediately available "To Let" under terms of a new lease on effective FRI terms at a rental of £13,125 pa.

Unit 1D Chapel Barns Merthyr Mawr Bridgend CF32 0LS

LOCATION

Chapel Barns Business Park forms part of the Listed Home Farm Complex located within Merthyr Mawr Village.

The business park is set within an attractive and highly sought after location in a rural setting yet conveniently located just 1 mile or so from the A48 dual carriageway and 2 miles from Bridgend Town Centre. Junction 35 (Pencoed Interchange) of the M4 Motorway lies within approximately 4 miles.

DESCRIPTION

The suite available briefly comprises of a first floor office suite located in a barn conversion that now provides for modern office accommodation yet retaining many original features.

The office suite enjoys shared entrance lobby and first floor male and female WCs. The office specification includes VDU compatible lighting, gas central heating, intruder alarm and perimeter trunking. The property briefly provides the following accommodation:-

Unit 1D – 97.5 sq m (1,050 sq ft) NIA

The property also benefits from newly installed Fibre Broadband connection.

The unit is allocated 5 car parking spaces within the main car park.

TENURE

The unit is immediately available "To Let" on an effective full repairing and insuring basis by way of a property service charge for a term of years to be agreed.

RENTAL

£13,125 per annum exclusive (£12.50 per sq ft).

BUSINESS RATES

The Valuation Office Agency website advised a rateable value of £8,700.

***NB Interested parties to verify rates payable with BCBC.**

EPC

The property has an EPC rating of 68 which falls within Band C.

SERVICE CHARGE

Tenants to enter into the property service charge arrangements. Details on application.

VAT

VAT is payable on rent and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

All Enquiries:

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