

TO LET

**Suite 2
Tudor House
Bridgend
CF35 5NS**



- Well-presented ground floor office suite providing approximately 90sq.m (952 sq.ft) NIA.
- Prominent and easily accessible "out of town" location on the edge of the Bridgend Industrial Estate.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £8,500 per annum exclusive.

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LOCATION

The property is situated in a prominent and easily accessible location fronting the B4181 carriageway, adjoining the Bridgend Industrial Estate, Bridgend.

The property lies approximately 2 miles from Junction 35 (Pencoed Interchange) of the M4 motorway via the A473 dual carriageway and approximately 2 miles east of Bridgend town centre. The location of the property is ideally situated to serve both South East and South West Wales with Cardiff and Swansea lying approximately 20 and 25 miles away respectively.

DESCRIPTION

The property comprises of an attractive, detached two-storey office building built to a modern design and specification and providing four self-contained office suites. The building is constructed around a steel portal frame with brick and blockwork elevations under a tiled pitched roof. The property has the benefit of uPVC double glazed windows, full suspended ceilings with Category 2 low glare lighting and skirting trunking.

Externally a tarmacadam surfaced forecourt and rear yard provides ample car parking.

ACCOMMODATION

Current availability:-

Ground Floor, Suite 2 – 952 sq.ft
5 No. designated parking spaces.

TENURE

The office suite is available "To Let" under terms of a new lease for a term of years to be agreed on a normal full repairing and insuring basis.

RENTAL

£8,500 per annum exclusive

BUSINESS RATES

The valuation office website advises a rateable value of £7,300. Exact rates payable to be confirmed by BCBC.

EPC

Pending.

SERVICE CHARGE

Tenant to enter into property service charge arrangements. Details on application.

VAT

VAT is payable on rent.

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.co.uk

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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