

TO LET

Easy in Easy Out Flexible Office Space
Wyndham Business Centre
Wyndham Street
Bridgend
CF31 1EF



- Immediately available To Let refurbished first, second and third floor office space offering self-contained office suites from just 129 sq ft.
- Flexible occupation either under terms of long lease or short term license agreement.
- Very Competitive 'All Inclusive Rentals.'

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Wyndham Business Centre, Wyndham Street

Bridgend, CF31 1EF

LOCATION

Wyndham Business Centre occupies the first and second floors of Wyndham House, Wyndham Street within Bridgend Town Centre. The accommodation is situated in a convenient location within the town centre immediately adjacent to the General Post Office and within close proximity of the usual High Street Banks and Building Societies.

Bridgend town centre is the retail and administrative capital for Bridgend County Borough. The town has the benefit of excellent road and rail links having the benefit of a Bridgend to London Paddington rail link and lying just 2.5 miles from both Junctions 35 and 36 of the M4 Motorway.

Bridgend lies approximately 24 miles west of Cardiff and 23 miles east of Swansea.

DESCRIPTION

Wyndham Business Centre comprises of recently refurbished first and second floor office space located within Wyndham House. The property briefly comprises of a number of self contained office suites providing flexible accommodation and having shared male/female/disabled WC and mini kitchen.

The property provides accommodation as set out on the attached accommodation /availability schedule.

ACCOMODATION

Accommodation available from 129 Sq Ft.

TENURE

The accommodation is immediately available "To Let" either under terms of a short term licence agreement or for longer term lettings under terms of a standard FRI lease.

RENTAL

The premises are available on an "All inclusive" rental as per the attached schedule. The all inclusive rental includes rent, business rates, building insurance, service charge, heating and lighting.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

For short term lettings of individual office suites, ingoing tenant to be responsible for the Landlord's legal and agent's letting costs.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan.

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Kate Harris

www.wattsandmorgan.wales

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