

TO LET

8 Old Field Road
Bocam Park
Bridgend
CF35 5LJ

**WATTS &
MORGAN**
Commercial



- Immediately available “To Let” modern office space from 1,591 sq ft to 3,182 sq ft together with up to 12 car parking spaces.
- Conveniently located at Bocam Park an established business park located immediately adjacent to Junction 35 (Pencoed Interchange) of the M4 Motorway.
- Immediately available To Let is a whole or in part under terms of a new FRI Lease at a rental of £10.50 per sq ft.

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LOCATION

Bocam Park is an established business park strategically located lying immediately adjacent to Junction 35 of the M4 motorway with Bridgend Town centre lying approximately 3 miles to the west. The property is therefore conveniently located to serve both Cardiff lying approximately 17 miles to the east and Swansea lying approximately 23 miles to the west.

Occupiers on the estate include Handelsbanken, Ombudsman for Wales, Davies Turner, Macmillan, Staedtler UK & Business in Focus.

DESCRIPTION

The property briefly comprises a two storey office building that provides two separate self-contained office suites that are available either as a whole or on a floor-by-floor basis. The office space is essentially open plan save that demountable partitioning has been installed in each suite which can either remain in situ or be removed as required.

Specifications includes:-

- Zoned comfort cooling system.
- Suspended ceilings with recessed LG3 compatible lighting.
- Fully tiled male, female and disabled WC's
- Raised computer floor with three compartment boxes.

ACCOMMODATION

The property provides the following approximate floor areas:-

Ground floor - 147.8 sq m (1,591 sq ft)

1st Floor -147.8 sq m (1,591 sq ft)

Total: 295.6 sq m (3,182 sq ft) NIA

12 Car Parking spaces are to be demised.

RENTAL

The property is available "To Let" either as a whole or on a floor-by-floor basis under terms of a new lease on full repairing and insuring terms at a rental based on £10.50 per sq ft.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £11,750 for the ground floor and £11,750 for the first floor. Rates payable for each floor to be advised.

EPC

This property has an Energy Performance Rating of 65 which falls within Band C.

SERVICE CHARGE

Tenants to enter into Estate/ Property Service Charge arrangements. 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

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Please ask for Dyfed Miles or Sara Magness

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