

**TO LET**

**Modern Office/Business Suites  
Tusker Barns  
Newton  
Porthcawl  
CF36 5ST**



- Sympathetic conversion of agricultural outbuildings to provide for attractive open plan self-contained office/business units.
- Set within a highly desirable location on the outskirts of Porthcawl, Near Bridgend, with the property approached via a private drive and being set within immaculate landscaped grounds and gardens enjoying a southerly aspect with distant sea views over the Bristol Channel.
- Accommodation comprises two self-contained office suites providing accommodation from 58 sq m (625 sq ft) to 138.2 sq m (1,489 sq ft) NIA together with generous car parking.
- Immediately available "To Let" under terms of a new FRI Lease for a term of years to be agreed.

# Modern Office/Business Suites

## Tusker Barns

### Newton

### Porthcawl

### CF36 5ST

#### LOCATION

The office suites are located within the grounds of Tusker House, conveniently located just off Bridgend Road on the outskirts of the village of Newton and Porthcawl Town Centre.

The barn conversions are set in a semi-rural setting within landscaped grounds and with views to the south over open countryside and the Bristol Channel beyond.

Porthcawl lies approximately 7 miles west of Bridgend and 2½ miles south of Junction 37 (Pyle Interchange) of the M4 Motorway.

#### DESCRIPTION

The property briefly comprises of two modern open plan office suites created as a result of recently completed and comprehensive renovation and conversion works of a former agricultural building. The property has been refurbished to a high standard with each suite comprising open plan office space with feature vaulted ceilings, powder coated aluminium windows and entry doors together with feature glazing and door to south facing courtyards enjoying panoramic views.

The office suites are accessed off a communal entrance with shared female/disabled and male WC's. Each office suite has the benefit of a tea point.

General specification includes for gas central heating, IT networking, LED lighting and fitted server and patch panel.

#### ACCOMMODATION

Barn 2 – 80.2 sq m (864 sq ft) NIA

Barn 3 – 58 sq m (625 sq ft) NIA

Total accommodation – 138.2 sq m (1,489 sq ft) NIA

Each office suite has the benefit of an attractive south facing courtyard/patio area and generous car parking.

#### ASKING RENTAL

Barn 2 - £12,750 per annum exclusive

Barn 3 - £9,500 per annum exclusive

#### TENURE

The office suites are immediately available "To Let" under terms of a new lease for a term of years to be agreed which will be drafted on tenant effective full repairing and insuring terms by way of tenants entering into a property service charge scheme.

#### BUSINESS RATES

The Valuation Office Agency advise a rateable value of £5,800 for barn 2 and £4,700 for Barn 3 so ingoing tenants should benefit from 100% small business rates relief.

#### EPC

To be assessed.

#### SERVICE CHARGE

Tenants are to enter into a property service charge scheme under which the landlord will be responsible for building insurance, building exterior maintenance and repair, grounds maintenance.

Barn 2 is to pay a fixed service charge rent of £1,080 per annum exclusive and Barn 3 £780 per annum exclusive.

#### PLANNING

The development has the benefit of a B1 Office/Business Planning Consent so the offices are ideally suited for an array of general office type uses but also alternate health care, research and development type uses subject to the obtaining of any necessary change of use planning consent.

#### 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**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness**

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