

Watts & Morgan

TO LET



£12,500 Per Annum

Ground Floor Office Suite, 9a Bridgend Business Centre,
Bridgend, CF31 3SH

- Immediately available To Let a ground floor office suite providing approximately 122sq.m (1309sq.ft) Net Internal Area of Accommodation
- Situated in a prominent and easily accessible location within Bridgend Business Centre, Bridgend Industrial Estate, Bridgend
- Immediately available To Let under terms of a new Full Repairing and Insuring lease for a term of years to be agreed at an asking rental of £12,500 p.a.

Location

The property is situated in a prominent and easily accessible location within the Bridgend Business Centre, Bridgend Industrial Estate, Bridgend.

Bridgend Industrial Estate is the premier industrial estate serving Bridgend County Borough with the estate strategically located lying just 1 mile south of Bridgend Town Centre and approximately 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Bridgend Business Centre is the estate's only purpose built office complex with the subject property situated in a prominent location within the development.

Description

The property briefly comprises of an open plan ground floor office suite providing approximately 122sq.m (1309sq.ft) Net Internal Area of accommodation.

The property has the benefit of 5 designated car parking spaces.

Tenure

The property is immediately available To Let under terms of a new Lease for a term of years to be agreed on a tenant Full Repairing and Insuring basis.

Rental

£12,500 per annum exclusive.

Service Charge

Tenant to enter into the estate service charge obligations. Details on application.

Business Rates

The Valuation Office Agency website advises a rateable value of £12,000 from 1st of April 2026/27. Estimate rates payable for 2026 are £6,024

Legal Costs

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

EPC

Energy Rating - Band C

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

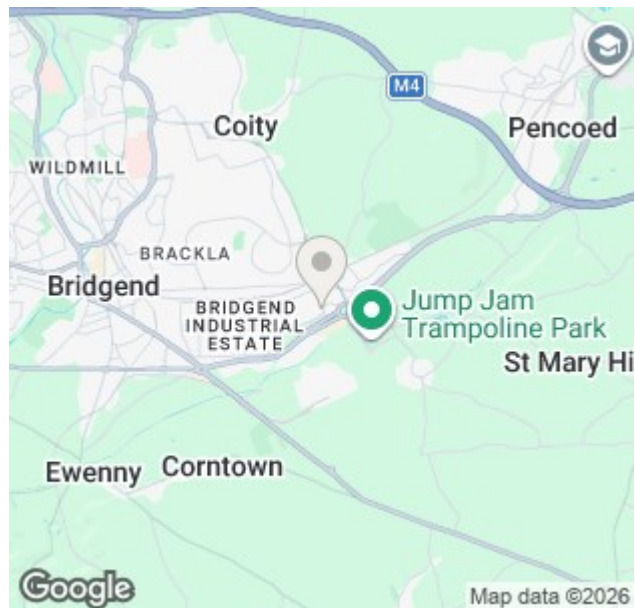
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