

Watts & Morgan

TO LET



£71,750 Per Annum

Modern Office Accommodation, Novomatic House, South Road, Bridgend Industrial Estate, Bridgend, CF31 3EB

- Immediately available To Let modern office space set within a self-contained building and providing in total approximately 653sq.m (6835sq.ft) Net Internal Area of accommodation
- Conveniently located on the Bridgend Industrial Estate, Bridgend on a generous site with excellent car parking.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £71,750 per annum exclusive

Location

The property is situated in a prominent and convenient location fronting South Road on the Bridgend Industrial Estate, Bridgend.

The Bridgend Industrial Estate is Bridgend's premier estate conveniently located lying just 1 mile or so south of Bridgend Town Centre and 3 miles or so west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea 20 miles to the west.

Description

The property briefly comprises modern self-contained office accommodation configured as 4 separate suites over 3 floors and set within a self-contained building that is finished to a modern design and specification.

The office suites are essentially open plan albeit currently configured with numerous cellular offices to suit current occupiers requirements.

The office space is DDA compliant having the benefit of a passenger lift.

The property has a well presented central core with modern welfare and kitchen facilities.

Accommodation

The property briefly provides the following accommodation:-

Ground Floor:

Left-Hand Side Suite – 139sq.m (1490sq.ft)

Right-Hand Side Suite – 138sq.m (1482sq.ft)

First Floor:

Open Plan Suite – 300sq.m (3228sq.ft)

Second Floor:

Office Suite – 52sq.m (562sq.ft)

Total Accommodation including kitchens approximately 635sq.m (6835sq.ft) Net Internal Area of accommodation.

The property has a very generous car park provision with approximately 43 allocated car parking spaces together with EV Charging.

Tenure

The property is immediately available To Let under terms of a new Lease for a term of years to be agreed

on effective Full Repairing and Insuring terms by way of a Property Service Charge.

Service Charge

Tenant to enter into the property service charge arrangements. Details to be provided.

Rental

Asking Rental £71,750 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £37,250 so estimated rates payable for 2025/26 of £21,158. Interested parties to check with Bridgend County Borough Council exact rates payable.

EPC

Pending

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

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:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



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