

Watts & Morgan

TO LET



£21,000 P.A

Caroline Street Bridgend CF31 1DW

- Modern 1st floor office suites located at Caroline Court, Bridgend providing 1,680 sqft NIA.
- The office suite is finished to an exceptionally high standard and specification.
- Immediately available 'To Let' on flexible lease terms at a rental based on £12.50 psf.

Location

The office suites are located in a prime town centre location at 31-37 Caroline Street, forming part of the Elder Mews mixed use Regeneration Scheme within Bridgend Town Centre.

Bridgend is the principle retail and commercial centre serving Bridgend County Borough.

Description

Caroline Court is in part a significant refurbishment of an existing Grade II Listed Building together with contemporary new build that both contrasts and compliments the period property. The 3 storey property briefly comprises of Ground Floor retail unit let to Costa and 1st and 2nd floor office suites over.

Specification includes:-

- Feature glass lift.
- Underfloor heating throughout.
- Air conditioning throughout.
- Contemporary kitchenette.
- Hardwood joinery throughout.
- Feature lighting by Louis Poulson.
- Video intercom access.

Accommodation

1st Floor Office Suite - 156.2 sq m (1680 sq ft) N/A

Tenure

The office suite is immediately available 'To Let' under terms of a new lease on flexible terms on an effective FRI basis.

Rental

1st Floor - £21,000 PAX

Service Charge

Tenant to enter into the property service charge scheme which is administrated on an All Inclusive basis save as to Business Rates and BT/IT. Details on application.

Business Rates

1st Floor - The Valuation Office Agency website is advising a rateable value of £16,500 effective from 01/04/2023

Enquires to BCBC taxation department for conformation of rates payable.

EPC

Energy Rating - Band C

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal costs.

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.

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Matthew Ashman.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

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