

Watts & Morgan

TO LET



£45,786 P.A

Nolton Court, Nolton Street Bridgend CF31 1BX

- Available "To Let" Grade A office space located within a character property recently renovated and refurbished to an exacting standard and set out to provide self-contained office suites of varying sizes.
- Set within immaculately landscaped grounds in a prominent and convenient town centre location on the corner of Nolton Street and Court Road.
- Currently available "To Let" Office Suite 5 under terms of a new effective FRI Serviced Office Lease on flexible terms at an all inclusive rental of £45,786 P.A Exclusive

Location

Nolton Court occupies a prominent and convenient town centre location on the corner of Nolton Street and Court Road.

The property lies immediately adjacent to Bridgend Town Centre and just 100 metres or so from Bridgend mainline Railway Station.

Bridgend is the administrative and retail centre serving Bridgend County Borough with Cardiff lying approximately 22 miles to the east and Swansea 20 miles to the west.

Description

Nolton Court is a character, detached period property set within landscaped grounds with private car parking.

The property has undergone a comprehensive re-fit which provides up to six self-contained office suites available for occupation either individually or as a combination of suites.

The office suites are arranged over two floors having the benefit of shared entrance lobby, male, female and disabled WC's & shower room, and kitchen areas together with a bookable conference/meeting room.

The offices have been refurbished to an exacting standard with specification including 'Targetti' lighting, comfort cooling throughout and uncontented, fibre lease line and Gesika office furniture included.

Current Availability

Suite 5 - 109 sq m (1174 sq ft) NIA

Tenure

The office suites are offered up "To Let" under terms of a serviced office lease on flexible lease terms. Rent is to be on an All Inclusive "Serviced Rent" basis save as to Business rates.

Rental

Suite 5 - Serviced Rent £45,786 P.A Exclusive

Business Rates

Suite 5 has a Rateable Value of £15,250 so rates payable 2023/24 are approximately £8,159.

EPC

Energy Rating - Band B

VAT

VAT is payable on serviced office rent.

Legal Costs

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

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

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Please ask for Dyfed Miles or Matthew Ashman



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