

Watts & Morgan

TO LET



£47,875 P.A

The Toll House Derwen Road Bridgend CF31 1LH

- Immediately available “To Let” a prestigious 2nd floor office suite available within the Toll House Office Scheme which forms part of the Elder Mews regeneration scheme, a major mixed use development project within Bridgend Town Centre.
- Modern open-plan office suite providing approximately 1,443 sq.ft.
- Immediately available “To Let” on flexible lease terms on an “all-inclusive” semi serviced rent basis.

Location

The property is situated in a prominent and convenient town centre location on the corner of Derwen Road and Caroline Street within Bridgend Town Centre.

The property is conveniently located within the town centre immediately adjoining Caroline street, a prime retail pitch within Bridgend Town Centre and at the same time being located just 100 meters or so from Bridgend's main line railway station. Bridgend is the administrative and retail centre serving Bridgend County Borough.

Description

The Toll House is a prominently positioned Grade II Listed Building that has been recently renovated and refurbished to an exceptionally high standard with the property forming part of the Elder Mews Regeneration Scheme, a major mixed use development project within Bridgend Town Centre. The detached property provides in total 3 self-contained office suites. The property is completed to an unrivalled specification which includes;

- WC and shower facilities.
- Feature glass lift.
- Feature 'Cantifix' glazed circulation core.
- Underfloor heating throughout.
- Air conditioning throughout.
- Contemporary kitchenette within each suite.
- Hardwood joinery throughout.
- Feature lighting by Louis Poulson and Targeti.
- Video entry system.
- Uncontended 100Mbit fibre leased line.

Accommodation

2nd Floor Office Suite – 134 sq.m (1,443sq.ft)

Car parking by arrangement and subject to availability.

Tenure

Immediately available 'To Let' under terms of a new lease on flexible terms on an "all-inclusive" service rent basis.

Included within the serviced rent are such costs as Full building maintenance and repair, professional cleaning including the office suite, building insurance and all utilities (Save as to BT)

Rental

Serviced Rental £47,875 per annum, all Inclusive save as to business rates and BT/IT

EPC

Energy Rating - Band B

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.

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



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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