

# Watts & Morgan

TO LET



## £12,500 Per Annum

### Modern Office Accommodation

### Atlantic House, Charnwood Park, Bridgend, CF31 3PL

- Immediately available To Let either as a whole or individually two modern self-contained office suites providing accommodation from 102sq.m (1,095sq.ft) to 251sq.m (2,698sq.ft) Net Internal Area of accommodation
- Situated on an established business park on the Waterton Industrial Estate at Bridgend a strategically located industrial estate lying just 1 mile or so south of Bridgend town centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.
- The office suites are immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at a rental based on £11.50 per sq.ft or thereabouts.

### Location

Atlantic House is located on the Charnwood Business Park on the Waterton Industrial Estate, Bridgend just off the A48 dual carriageway, approximately 1 mile south of Bridgend Town Centre and 3 miles southwest of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 23 miles to the east and Swansea 20 miles to the west.

### Description

Atlantic House is a modern two-storey office building that comprises in total 4 No. self-contained office suites. Currently available are two self-contained office suites located on the ground floor of the property.

The property is built to a modern standard of construction with attractive facing brickwork and featuring powder coated double glazed windows and entry doors throughout.

The office suites have the benefit of all mains services connected.

Suite No.1 provides approximately 101.8sq.m (1,095sq.ft) Net Internal Area of accommodation and has the benefit of separate male and female WC's and kitchen.

Suite No.2 provides approximately 149sq.m (1603sq.ft) Net Internal Area of accommodation and has the benefit of separate male and female WC's located within the central core.

Suite No.2 has the benefit of 'Mitsubishi Comfort Cooling'.

Both properties have the benefit of allocated car parking together use of a substantial overflow car park with the additional benefit of being able to, by separate negotiation, secure space within the service yard for the housing of a container or similar. Details on application.

### Tenure

The office suites are immediately available To Let either individually or combined under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed with ingoing tenant entering into Property Service Charge arrangements.

### Rental

Suite No.1 - £12,500 per annum exclusive.  
Suite No.2 - £18,500 per annum exclusive

### Service Charge

Tenants are required to enter into the Property Service Charge arrangements paying a fixed annual service charge rent of £1,000 per annum per suite.

### Business Rates

To be advised.

### EPC

Band B

### 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](mailto:commercial@wattsandmorgan.co.uk)

Please ask for  
Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

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