

TO LET - OFFICE

UNIT 1000B

Western Avenue, Bridgend, CF31 3RT



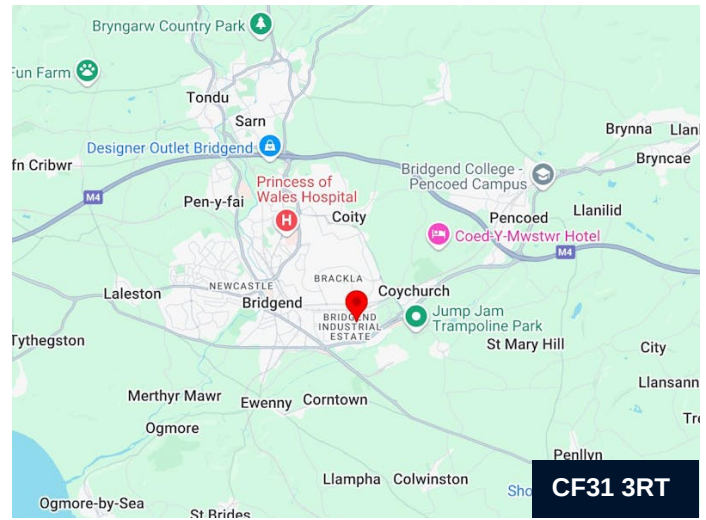
Key Highlights

- Suite of 3,000 sq ft Available
- Good quality fit out including meeting rooms
- Excellent Parking

2 Kingsway
Wales CF10 3FD

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Description

Unit 1000B comprises a semi-detached, two storey office building which has been refurbished to provide good quality, modern, office accommodation. The available suites are located on the ground and first floors, comprising a mix of open plans areas with some internal meeting rooms fitted.

The 1st floor benefits from being fully self contained with it's own kitchen, roof terrace and male and female WC's. The first floor also benefits from a fitted lab area, meeting room and conference room.

The specification of the offices includes LED lighting, heating/cooling, fully carpeted (vinyl in the lab area), passenger lift and, male/ female and disabled WC's.

Externally, there is car parking on the central reservation opposite the property allocated at a ratio of 1 space per 250 sq. ft.

Location

Unit 1000B is conveniently located in a strategic location within Bridgend Industrial Estate and benefits from excellent communications to the local road network with J35 of the M4 being located just 4 miles from the property via the A473 dual carriageway. Cardiff (19 miles) and Swansea (25 miles) can both be accessed via the M4. an established commercial location.

Bridgend Railway Station is located in the town centre, 2 miles from the property.

There are regular direct services to and from London Paddington, Swansea, Cardiff and Newport. There are also Bus stops located on Bridgend Industrial Estate providing regular services to Bridgend Town Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Zone 10	5,000	464.52	Let
Ground - Zone 4	3,000	278.71	Available
Ground - Zone 3	2,250	209.03	Withdrawn
Total	10,250	952.26	

Terms

The offices are available by way of a sub lease for a term to be agreed. Rent on application.

EPC

C rating

Service Charge

A service charge will apply to cover the landlords costs of running communal services. Further details are available on request.

Business Rates

To be separately assessed. Further details are available on request.

Viewing

Via Savills or Jenkins Best

Contact

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