

Watts & Morgan

TO LET



£17,500 Per Annum

8 Old Field Road, Bocam Park Bridgend CF35 5LJ

- Immediately available “To Let/May Sell” modern office space from 1,591sq.ft to 3,182sq.ft together with up to 12 car parking spaces
- Conveniently located at Bocam Park an established business park located immediately adjacent to Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available “To Let/May Sell”, virtual freehold price on application, as a whole or in part under terms of a new FRI lease at a rental of £11 per sq.ft.

Location

Bocam Park is an established business park strategically located lying immediately adjacent to Junction 35 of the M4 Motorway with Bridgend Town Centre lying approximately 3 miles to the west. The property is therefore conveniently located to serve both Cardiff lying approximately 17 miles to the east and Swansea lying approximately 23 miles to the west.

Occupiers on the estate include Handelsbanken, Ombudsman for Wales, Davies Turner, MacMillan, Staedtler UK & Business in Focus.

Description

The property briefly comprises a two storey office building that provides two separate self-contained office suites that are available either as a whole or on a floor-by-floor basis. The office space is essentially open plan save that demountable partitioning has been installed in each suite which can either remain in situ or be removed as required.

Specifications include:-

- Zoned comfort cooling system
- Suspended ceilings with recessed LG3 compatible lighting.
- Fully tiled male, female and disabled WC's.
- Raised computer floor with three compartment boxes.

Accommodation

The property provides the following approximate floor areas:-

Ground Floor – 147.8sq.m (1591sq.ft)

First Floor – 147.8sq.m (1591sq.ft)

Total – 295.6sq.m (3182sq.ft) NIA

12 car parking spaces are to be demised.

Rental

The property is immediately available "To Let" either as a whole or on a floor-by-floor basis under terms of a new lease on Full Repairing and Insuring terms at a rental based on £11 per sq.ft.

A sale of the property as a whole may be considered. Details on application.

Business Rates

The Valuation Office Agency website advises a rateable value of £17,250 for the ground floor and £17,500 for the first floor. Rates payable for each floor to be advised.

EPC

Pending

Service Charge

Tenants to enter into Estate/Property Service Charge arrangements. Details on application.

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 marketing 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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