

# Watts & Morgan

TO LET



£13,250 Per Annum

28 Coity Road Bridgend CF31 1LR

- Immediately available To Let cellular office space located within a converted residential property and providing for approximately 128.5 sq m (1382 sq ft) Net Internal Area of accommodation together with ancillary second floor storage space.
- Convenient and prominent edge of town location with on-site car parking.
- Immediately available To Let under terms of a new FRI lease for a term of years to be agreed at a rental of £13,250 per annum exclusive.

### Location

The property is situated in a prominent and convenient 'edge of town' location fronting Coity Road one of the principal vehicular thoroughfares serving Bridgend town centre.

Coity Road runs just north of the town centre with the subject property considered to be within an easy 2 or 3 minute walk of the town centre.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town enjoying excellent road and rail links with Bridgend's main line railway station lying within a 5 minute or so walk of the property and Junction 36 (Sarn Park Interchange) lying approximately 2 miles to the north.

### Description

The property briefly comprises of a character three storey dwelling house that was converted for office use some years ago. The property now provides for cellular office accommodation over three floors albeit with fire regulations prohibiting the use of the second floor to ancillary/storage accommodation only.

The property is suitable for a variety of office type uses and has the significant benefit of 5 no. off-road car parking spaces.

The property is conveniently located just a short walk from Bridgend town centre and having main road prominence is suitable for occupiers that provide services to visiting members of the public.

The property briefly provides the following accommodation:-

Ground Floor: 69.5 sq m (748 sq ft) NIA

First Floor: 59 sq m (634 sq ft) NIA

Second Floor Storage/Ancillary/Meeting Room: 24.5 sq m (264 sq ft)

Total Accommodation: 152.9 sq m (1646 sq ft) NIA

Three Storey Office Building

The property has the benefit of all mains services connected.

### Tenure

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £13,250 per annum exclusive.

### Tenant Incentives

Tenant incentives such as a short rent free period

and/or concessionary rental may be made available subject to status.

### Business Rates

The Valuation Office Agency website is advising a rateable value of £13,000 so rates payable 2025/26 of £7,384; NB ingoing occupier may qualify for 40% relief for 25/26.

### EPC

Energy Rating - Band D

### 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](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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