

Watts & Morgan

TO LET



£4,800 P.A

Waterton Industrial Estate Bridgend CF31 3PH

- Immediately available To Let on a semi-serviced office basis a range of self-contained office suites providing highly flexible accommodation from just 120sq.ft up to 2800sq.ft
- The serviced office suites are set within a modern four storey headquarter office building located on an Established Business Park.
- Strategically located on the Waterton Industrial Estate located just 1 mile or so south of Bridgend town centre and approximately 2½ miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available To Let under terms of an “easy in easy out” Tenancy Agreement

Location

The serviced office suites are situated within Number One Waterton Park a purpose built office development conveniently located on the Waterton Industrial Estate, near Bridgend.

Travelling south from Bridgend town centre on the A48 dual carriageway take the left-hand turning in front of the Ford Car Dealership and Waterton Park is located just 300 yards or so on the right-hand side.

The Estate is conveniently located lying just 1 mile or so south of Bridgend town centre and approximately 2½ miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea approximately 20 miles to the west.

Description

Immediately available To Let are a range of self-contained serviced office suites offering highly flexible accommodation from just 120 sq ft.

The office suites are set within a modern, imposing four storey office building that has been built to a very high standard. The serviced office suites are all DDA Compliant and are set off an attractive central core with shared male, female and disabled WC's and staff kitchen/ breakout areas. A bookable conference room and attractive roof top terrace is available for use by all serviced office tenants.

Tenure

The office suites are immediately available To Let on an "easy in easy out" basis under terms of A Landlords In-House Tenancy Agreement. Further details on application.

Rental

The office suites are made available on an "All Inclusive" basis save as to Business Rates and BT/IT. Individual office suites are available from just £400.00 per calendar month.

Office Furniture

Office suites can be let with a range of modern office furniture, if required.

Business Rates

Individual suites to be assessed.

EPC

Energy Rating - Band B

VAT

VAT is payable on rent.

Legal Costs

Ingoing tenant to pay a contribution of £250.00 plus VAT towards the Landlords letting costs.

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

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Please ask for

Dyfed Miles or Matthew Ashman



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