



**TO LET/MAY SELL**

**8 OLDFIELD ROAD  
BOCAM PARK  
BRIDGEND  
CF35 5LJ**



- IMMEDIATELY AVAILABLE TO LET MODERN OFFICE SPACE FROM 1,591 SQ FT TO 3,182 SQ FT TOGETHER WITH UP TO 12 CAR PARKING SPACES.
- CONVENIENTLY LOCATED AT BOCAM PARK A POPULAR OFFICE AND BUSINESS LOCATION LOCATED IMMEDIATELY ADJACENT TO JUNCTION 35 (PENCOED INTERCHANGE) OF THE M4 MOTORWAY.
- THE PROPERTY IS ALSO AVAILABLE ON A "MAY SELL" BASIS. FURTHER DETAILS ON APPLICATION.



**1 Nolton Street, Bridgend,  
Wales, CF31 1BX  
Tel: (01656) 644293  
Fax: (01656) 768279**

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

[www.wattsandmorgan.co.uk](http://www.wattsandmorgan.co.uk)

**8 OLDFIELD ROAD  
BOCAM PARK  
BRIDGEND  
CF35 5LJ**

## 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 Welsh Blood Service, Clay Shaw Thomas, Fields Associates and Thomson Directory.

## 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 good quality demountable partitioning has been installed in each suite which can either remain in situ or be removed, as required.

Specification Includes:-

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

## ACCOMODATION

The property provides the following approximate floor areas:-

- Ground Floor – 147.8 sq m (1,591 sq ft)
- 1<sup>st</sup> Floor – 147.8 sq m (1,591 sq ft)

Total: 295.6 sq m (3,182 sq ft) NIA.

12 Car Parking Spaces are to be demised.

## RENTAL

The property is 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 via a service charge and at a rental of £10.50 per sq ft.

## ESTATE SERVICE CHARGE

Occupiers to contribute a fair proportion towards the costs of maintaining the estate. Details to be advised.

## POTENTIAL SALE

A virtual freehold sale of the property may be considered. Details on application.

## BUSINESS RATES

The Valuation Office website advises a Rateable Value of £40,250 so rates payable then 2014/15 of £19,038 per annum.

## EPC

This property has an Energy Performance Rating of 65 which falls within Band C.

## 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.

## VIEWING

Strictly by appointment only through sole letting agents:

**Messrs Watts & Morgan.**

**Tel: (01656) 644288**

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

**Please ask for Dyfed Miles or Kate Harris**

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058

Registered Office 1 Nolton Street, Bridgend, Wales, UK, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messer. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.