



TO LET.

Refurbished Offices with On-site Parking.

Bocam Park, Oldfield Road, Bridgend, CF35 5LJ.

Availability.

The park offers a range of sizes with flexibility for subdivision to accommodate smaller suites. Please contact the agents for latest opportunities.

Car Parking.

The property benefits from excellent parking, with additional spaces available on license if required.

Lease Terms.

The property is available on a new Full Repairing and Insuring (FRI) lease for a term of 5 years.

Rent.

£12.50 per sq ft (excluding VAT).

VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

Service Charge.

The incoming occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

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Typical office suite





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M4 Motorway

Residential Housing

Glanffrwd Care Home

Bocam Park

Sinclair Mercedes of Bridgend

A473 Link Road



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



Cardiff

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JULY 2023 - SUBJECT TO CONTRACT

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Particulars dated July 2023. Photographs and videos dated March 2016 – Nov 2020.

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