



TO LET.

Refurbished Offices with On-site Parking.

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

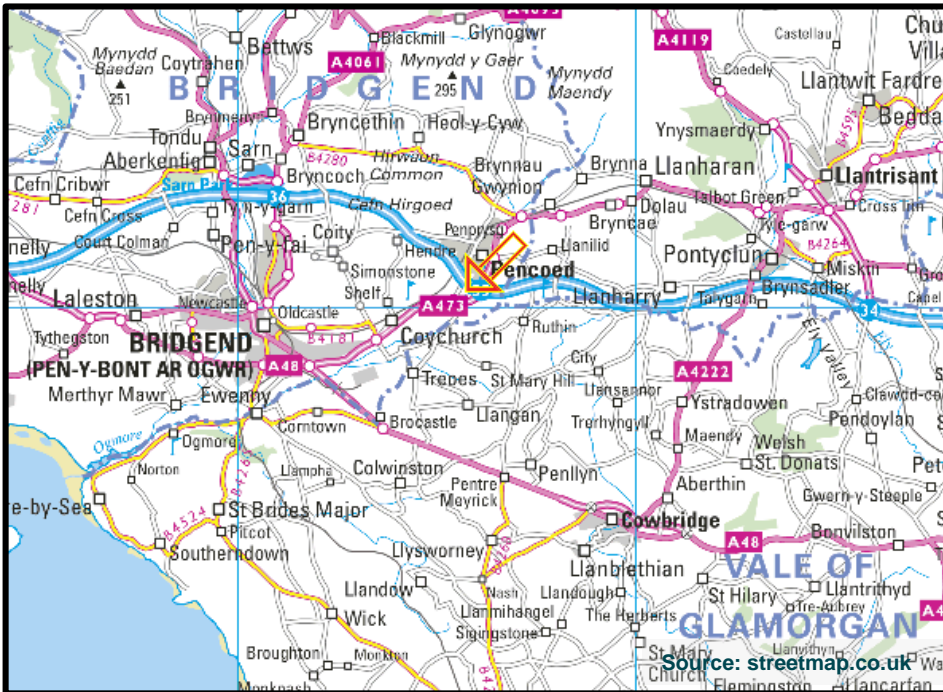
Description.

Bridgend's Premier Business Park, Bocam Park comprises a series of two and three storey office buildings. The estate provides a high quality and well presented business park environment that includes:

- Comfort cooling and heating
- Suspended ceilings
- Recessed lighting
- Passenger lift
- Male, female and disabled WC facilities.
- DDA compliant
- Shower facilities
- Excellent car parking provision
- 24 hour access

Accommodation.

Bocam Park provides a range of single let and multi tenanted office buildings catering for a range of occupier requirements from single suites of 1,200 sq ft up to self-contained buildings of 10,000 sq ft. Please contact the agents for details of latest availability.



Location.

Facilities are close by at Junction 35 include a Public House, Premier Inn, McDonalds and Spar convenience store. The nearby Bridgend Retail Parks provide a range of amenities including Starbucks, Costa, Subway and Greggs with major retailers including B&Q, Tesco and Next.

A number of high profile occupiers are located within Bridgend including Mercedes South Wales Headquarters, Sony Technology and 3M Healthcare and occupiers with the park include Macmillan, Public Ombudsmen Service, Skanska, Handelsbanken, Staedtler and Business in Focus.



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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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.



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November 2020 - SUBJECT TO CONTRACT

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