

Commercial

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Atlantic House,  
Charnwood Park, Bridgend,  
CF31 3PL  
[hrt.uk.com](http://hrt.uk.com)



# Atlantic House

Annual Rental of **£13,500**



## Location

For Sat Nav users: Postcode **CF31 3PL**

Atlantic House is located just off the A473, which is the main arterial road into Bridgend from Junction 34 of the M4 and approximately 1 mile from the town centre.

The property is within a short distance of Bridgend Ford and Lidl Distribution Centre.

## Description

The property comprises a modern two storey office building with one office unit on the ground floor available to rent.

Internally, the unit provides open plan office accommodation with plastered and painted walls, suspended ceiling with spotlights, power and data points throughout.

The unit has its own WC and kitchen, as well as shared use of communal areas.

## Accommodation

Atlantic House

	sq.m	sq.ft
Ground Floor	97.52	1,050
<b>Total NIA</b>	<b>97.52</b>	<b>1,050</b>

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

## Rent

£13,500 per annum.

## Terms

A new full repairing and insuring lease for a term of years to be agreed.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Bridgend County Borough Council in order to verify.

2021/2022 Rateable Value is £4,050 per annum.

The business multiplier for Wales 2021/2022 is 0.535p in the pound.

## EPC

EPC Rating - C.

The Energy Performance Certificate is available on request.

## Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com



Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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**hrt**  
herbert r thomas

11-12 Jellicoe Court, Atlantic Wharf,  
Cardiff, CF10 4AJ  
**02922 671555**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.