

TO LET

**Prestigious Serviced Office Suite
5-7 Court Road
Bridgend
CF31 1BE**

**WATTS &
MORGAN**
Commercial



- Located within a modern immaculately presented office building fronting Court Road, Bridgend's premier business address.
- Briefly comprises a fully furnished 3 to 4 person ground floor office suite providing in total approximately 30.4sq.m (327sq.ft) net internal area of accommodation.
- Immediately available To Let a on flexible lease terms and on an All Inclusive Serviced Rental basis (save as to BT/IT).

Serviced Office Suite

5-7 Court Road

Bridgend

CF31 1BE

LOCATION

The property is located within 5-7 Court Road a character three storey semi-serviced business centre which has been comprehensively renovated and refurbished within recent years so as to provide immaculately presented accommodation.

The office suite available occupies a prominent ground floor position within the building front Court Road, Bridgend's premier business address. Court Road is located immediately adjacent to Bridgend town centre and Bridgend mainline railway station which has the benefit of direct mail links to London Paddington.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town conveniently located between Cardiff lying approximately 23 miles to the east and Swansea 20 miles to the west.

DESCRIPTION

Currently available is Suite No.1 a self-contained, Fully furnished open plan ground floor office suite.

The office space is finished to a very high standard with the specification including American White Oak joinery, raised computer access floor, category 6 Louis Poulson designer lighting, secure exist/entry system and shared use of separate male and female WC's, kitchen and rear private courtyard.

ACCOMMODATION

The office suite provides approximately 30.4sq.m (327sq.ft) net internal area and is considered to be a Three to Four person office suite.

TENURE

The premises are immediately available To Let under terms of a new Lease on flexible terms.

RENTAL

£1063.33 per calendar month on an All Inclusive basis (save as to BT/IT) and including a designer furniture pack.

EPC

This property has an energy performance rating of 78 which falls within a band D.

VAT

VAT is payable on serviced office rent.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness



www.wattsandmorgan.wales

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