

TO LET

Attractive 2nd Floor Office Suite  
4 Derwen Road  
Bridgend  
CF31 1LH

**WATTS &  
MORGAN**  
Commercial



- Attractive office suite located within a character building and providing 51.9 sqm (558 sq ft) NIA.
- Internally finished to a very high standard with vaulted ceiling, raised computer floors, Louis Poulsen designer lighting and air conditioning.
- The office suite is immediately available "To Let" under terms of a new effective FRI Lease for a term of years to be agreed at a rental of £7,250 PAX.

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#### **LOCATION**

The property is prominently positioned fronting Derwen Road within Bridgend town centre. The property immediately adjoins the Court House Office Development immediately opposite the recently completed short stay pay and display car park and HD Ltd's recently completed Elder Yard Office/Retail Scheme.

Other occupiers in the building include Clinithink and RLE Law

Bridgend is the principle retail and commercial centre serving Bridgend County Borough with the town lying midway between Cardiff and Swansea.

#### **DESCRIPTION**

The property briefly comprises a modern three storey office building that is very well presented both internally and externally. The self-contained office suite available is located off an attractive central core having the benefit of shared male and female W/Cs.

The office suite is finished to a very high standard featuring raised computer floors, full gas central heating and air conditioning. Other features include Louis Poulsen designer lighting, hardwood windows and contemporary kitchenette.

#### **ACCOMMODATION**

Suite 4, 2nd Floor – 51.9 sq m (558 Sq Ft) NIA

#### **TENURE**

The office suite is available To Let under terms of a new Lease for a term of years to be agreed on an effective full repairing and insuring basis

via a property service charge.

#### **RENTAL**

Asking Rental :- £7,250 PAX.

#### **BUSINESS RATES**

The valuation office agency website advises a rateable value of £3,750 so ingoing tenant should benefit from 100% small business rates relief.

#### **EPC**

To be assessed.

#### **SERVICE CHARGE**

Tenants to enter into the property service charge scheme paying a fixed service charge based on a rate of £3.00 per Sq Ft per annum.

#### **VAT**

All figures quoted are exclusive of VAT if applicable.

#### **LEGAL COSTS**

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

#### **VIEWING**

Viewing by appointment through sole letting agents:

**Messrs Watts & Morgan**

**Tel: 01656 644288**

**E-mail: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)**

**Please ask for Dyfed Miles or Sara Magness**

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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