

# TO LET

Office/Studio Space  
Pencoed Miners Welfare Hall  
Heol Y Groes  
Pencoed  
CF35 5PE

**WATTS &  
MORGAN**  
Commercial



- Immediately available To Let a self-contained office/studio located within Pencoed Miners Welfare Hall and providing approximately 35 sq.m (378 sq.ft) NIA.
- Self-contained suite having the additional benefit of shared facilities and 1 no. car parking space and being suitable for a variety of office, surgery, leisure or studio type uses.
- Immediately available To Let at all-inclusive rental of £5,500 per annum exclusive save as to BT/IT.

**Office/Studio Space**  
**Pencoed Miners Welfare Hall**  
**Pencoed**  
**Heol Y Groes**  
**CF35 5PE**

**LOCATION**

The office/studio space is located within Pencoed Miners Welfare Hall a modern and very well presented community facility located just off Heol Y Groes within Pencoed town centre.

The property is conveniently located next to a surface car park within Pencoed town centre close to local amenities and lying just 1 mile or so from Junction 35 (Pencoed interchange) of the M4 Motorway.

**DESCRIPTION**

Available To Let as a self-contained office/studio located off the main entrance lobby within Pencoed Miners Welfare Hall.

The office/studio space is self-contained and will enjoy 24/7 access and has the benefit of shared male and female WC's and bookable conferencing/training facility.

The office suite is immaculately presented and has the benefit of a small tea point/mini kitchen and is suitable for a variety of uses subject to landlords consent and any planning requirements.

The property has the benefit of 1 no. designated car parking space.

**TENURE**

The property is immediately available To Let under terms of a new lease at an all-inclusive rental of £5,500 per annum save as to BT/IT.

**EPC**

This property has an Energy Performance rating of 68 which falls within band C.

**VAT**

All figures quoted are exclusive of VAT if applicable.

**LEGAL COSTS**

Ingoing tenant to make a contribution of £250 plus VAT towards the landlords letting costs.

**VIEWING**

Strictly by appointment only through sole letting agents:

**Messrs Watts & Morgan LLP**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.wales](mailto:commercial@wattsandmorgan.wales)**

**Please ask for Dyfed Miles or Kate Harris.**



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

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