

TO LET

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



- 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 £5,760 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 provides approximately 35sqm (378sqft) net internal area and has the benefit of 1 no. designated car parking space.

TENURE

The property is immediately available To Let under terms of a new lease on flexible terms at an all-inclusive rental of £5,760 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

Please ask for Dyfed Miles or Matthew Ashman.



www.wattsandmorgan.wales

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