



Chapel Barns Business Units

Merthyr Mawr, Bridgend, CF32 0LS

To Let: Office accommodation set in a sensitively restored barn conversion.

517 to 1,050 sq ft
(48.03 to 97.55 sq m)

- Excellent office within barn conversion
- Tranquil rural location
- Recently refurbished
- Available immediately
- Fibre internet proving excellent connectivity
- VDU compatible lighting
- Motion sensitive intruder alarms
- Double glazed timber framed windows
- Perimeter trunking

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Summary

Available Size	517 to 1,050 sq ft
Rent	£12.50 per sq ft
Rates Payable	£4,975.50 per annum Unit 1D: Rateable value: £9,300 / Rates payable: est £1.76 psf Unit 1F: Rates relief will apply.
Rateable Value	£9,300
Service Charge	£6.66 per sq ft Electricity is sub-metered per unit. Water and Gas are not separately metered, and the total is apportioned to each unit according to floor area.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The office suites are set within a sensitively restored barn conversion, which has retained many original features, alongside a modern specification.

There are male, female and disabled WCs located within the shared common areas.

Location

Chapel Barns Business units are located in the heart of Merthyr Mawr Village, an inspiring and attractive setting.

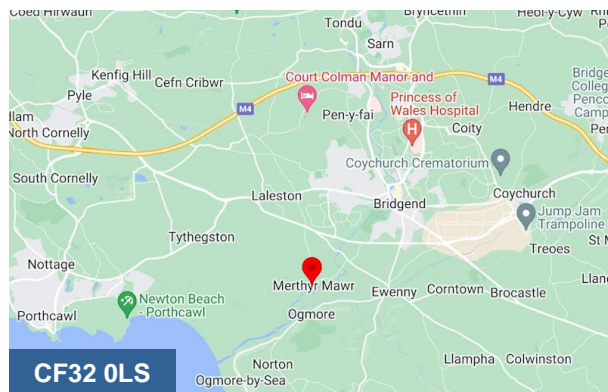
Situated 2 miles from Bridgend town centre and approximately 6 miles from J35 of the M4 motorway.

Accommodation

Name	sq ft	sq m	Availability
Suite - 1D	1,050	97.55	Available
Suite - 1F	508	47.19	Under Offer
Total	1,558	144.74	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



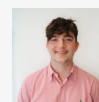
Viewing & Further Information



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