



# Brackla House

BRIDGEND



REFURBISHED OFFICES WITH PARKING IN  
THE HEART OF THE TOWN CENTRE





# Brackla House

BRIDGEND

Brackla House is a four storey office development occupying a prominent position in Bridgend town centre. The building has recently been refurbished, including upgrading of common areas and the provision of disabled facilities.

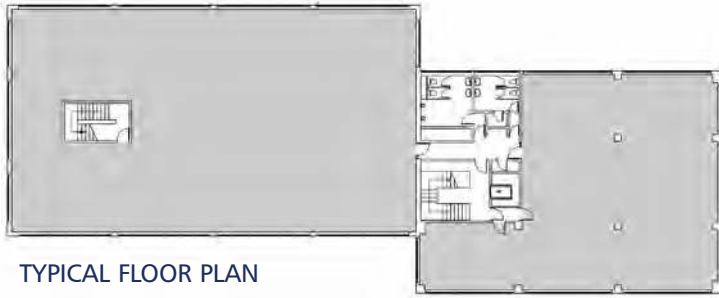


The floor plate has the flexibility to provide a range of different sized suites and configurations for tenants. Full details of available space can be found on the enclosed insert.

A choice of restaurants, bars, cafes, banks and shops can be found in the town centre, together with the adjacent Aldi and Asda superstores and popular McArthur Glen Designer Outlet a short drive away.







TYPICAL FLOOR PLAN



SPECIFICATION

- Three compartment perimeter trunking
- 8 person passenger lift
- Male and female toilets on each floor
- Fully refurbished office suites
- Suspended ceilings
- VDU compatible lighting
- Full carpeting
- Gas fired central heating

KEY FEATURES

- Central location
- Flexible open plan floor plates
- On-site car parking
- Disabled access and facilities

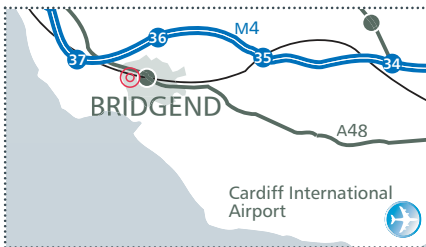
CAR PARKING

Car parking is provided within the ground floor undercroft car park with security barrier. Car parking spaces will be provided on a pro-rata basis based on the amount of office space occupied.

Several public car parks are located within a few minutes walk.

TO LET





## Brackla House TO LET BRIDGEND

### LOCATION

Brackla House is located on Brackla Street in central Bridgend. Access from the M4 is either via J.36 via the A4061 and Tremains Road, or J.35 and the A473 via Nolton Street into the town centre.

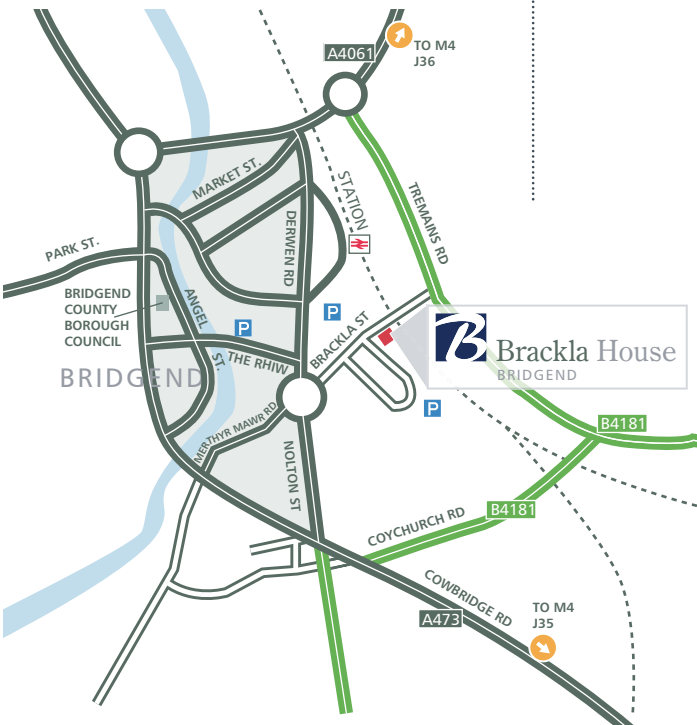
Bridgend provides an ideal location to access the South and West Wales, being approximately 20 minutes to Cardiff and 30 minutes to Swansea by car.

### PUBLIC TRANSPORT

Bridgend boasts an award winning modern bus terminal providing passengers an efficient service to a range of destinations within South Wales and beyond.

Bridgend railway station offers an hourly service to London Paddington together with comprehensive links across South and West Wales.

Bridgend bus and railway stations are within a 5 minute walk of Brackla House.



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Design by Martin Hopkins Partnership, Cardiff. Tel: 029 2046 1233 [www.martinhopkins.co.uk](http://www.martinhopkins.co.uk)

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 JLL

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[jll.co.uk/property](http://jll.co.uk/property)

# Energy Performance Certificate

## Non-Domestic Building



Brackla House  
Brackla Street  
BRIDGEND  
CF31 1BZ

Certificate Reference Number:

0862-3060-0280-0190-6305

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **95**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2106  
Building complexity (NOS level): 4

### Benchmarks

Buildings similar to this one could have ratings as follows:

**34** If newly built

**67** If typical of the existing stock

## CURRENT AVAILABILITY – BRACKLA HOUSE

FLOOR	SQ.FT.	PARKING	RENT PA
Level 4	4700	4	£9 psf
Level 4	2790	3	£9 psf

### Rates Payable

Approximately £3.64 psf pa

### Service Charge

Approximately £2.49 psf plus VAT (excluding insurance)