



Brackla House

Brackla Street, Bridgend, CF31 1BZ

To Let: Refurbished town centre accommodation, with parking.

750 to 6,050 sq ft
(69.68 to 562.06 sq m)

- Town centre location
- Parking
- Refurbished suites
- Flexible terms
- Great public transport provision (150 meters from train station)
- Air Conditioning

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Summary

Available Size	750 to 6,050 sq ft
Rent	£9.00 - £12.00 per sq ft
Rates Payable	£4.80 per sq ft
Service Charge	£2.85 per sq ft
Car Parking	c. 1 space : 1,000 sq.ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

The office accommodation is offered fully carpeted with suspended ceilings and LG 3 lighting.

The communal areas, which have been recently refurbished, include toilet facilities entrance lobby and 8 person passenger lift.

It is understood that the suites within the building benefit from excellent broadband speeds due to the proximity of the neighbouring telephone exchange.

The specification includes:

- Suspended ceiling
- LED lighting
- Tea points
- Central heating with TRV's on each radiator for personal control
- Perimeter trunking - including data cabling
- New carpet
- Parking: 1: 1,000
- Air conditioning (in part)

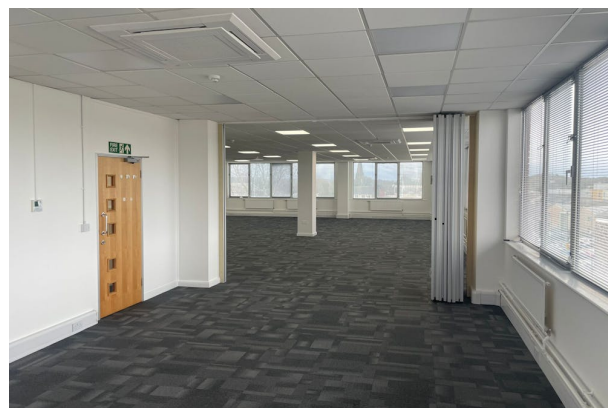
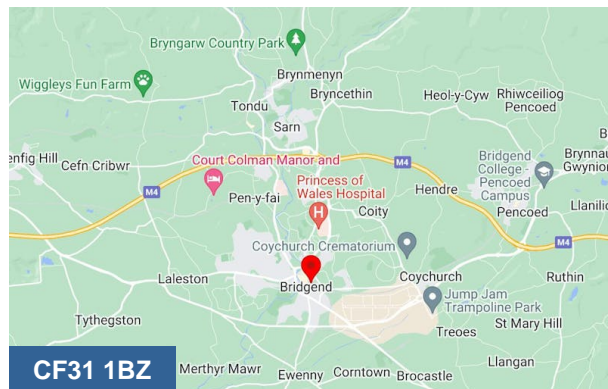
Location

Brackla House is located on Brackla Street in central Bridgend. Access from the M4 is via either J36 and A4061 then Tremains Road or Jct 35 and A473 via Nolton Street into the town centre.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,450	134.71	Available
Ground - (Part)	1,050	97.55	Available
1st	750	69.68	Available
1st - West	2,800	260.13	Available
4th	4,700	436.64	Let
Total	10,750	998.71	

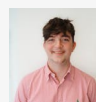
Viewings



Viewing & Further Information



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