





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

## Brackla House, Brackla Street, Bridgend, CF31 1BZ

#### **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

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.cor

Bryngarw Country Park Brynmenyr Wiggleys Fun Farm 🥸 Bryncethin Heol-y-Cyw Rhiwceiliog Pencoed Tondu Sarn enfig Hill Cefn Cribwr olman Manor and M4 incess of MA Hendre Pen-v-fai Coity 0 Llanili Coychurch Crematorium M4 Coychurch Ruthin Laleston Bridgend Jump Jan Tythegston St Mary Hill Treoes Llangan **CF31 1BZ** Merthyr Mawr Ewenny Corntown Brocastle





### Viewing & Further Information



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