

Commercial

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First Floor Office
Suite,

85-87 Eastgate, Cowbridge,
Vale of Glamorgan, CF71
7AA

hrt.uk.com



First Floor Office Suite, 85-87 Eastgate

Annual Rental of **£16,500**



Location

For Sat Nav users: Postcode CF71 7AA

The property is prominently located on Eastgate, in the historic town of Cowbridge.

Cowbridge is an affluent commuter town in the heart of the Vale of Glamorgan. Bridgend is located approximately 6 miles to the west and Cardiff is approximately 12 miles to the east. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The city of Cardiff is also within reach via the A48 road or the M4 Motorway (Junction 35, Pencoed) which provides access to all of the major commercial centres in the region.

Description

85-87 Eastgate comprises a large mid terrace property with offices to the first and second floors. The office suites have recently been refurbished to an exceptionally high standard. There is a communal kitchen and WC facilities on the first floor.

The property benefits from informal access and parking to the rear, accessed via a lane off Druids Green.

Accommodation

First Floor

	sq.m	sq.ft
Offices	76.27	821
Total NIA	76.27	821

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£16,500 per annum.

Terms

A new full repairing and insuring lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in order to verify.

The business multiplier for Wales 2023/2024 is 0.535p in the pound.

EPC

TBC

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 01446 776385

Email: jamesmordecai@herbertthomas.co.uk

Viewing strictly by appointment through Herbert R Thomas

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 Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.