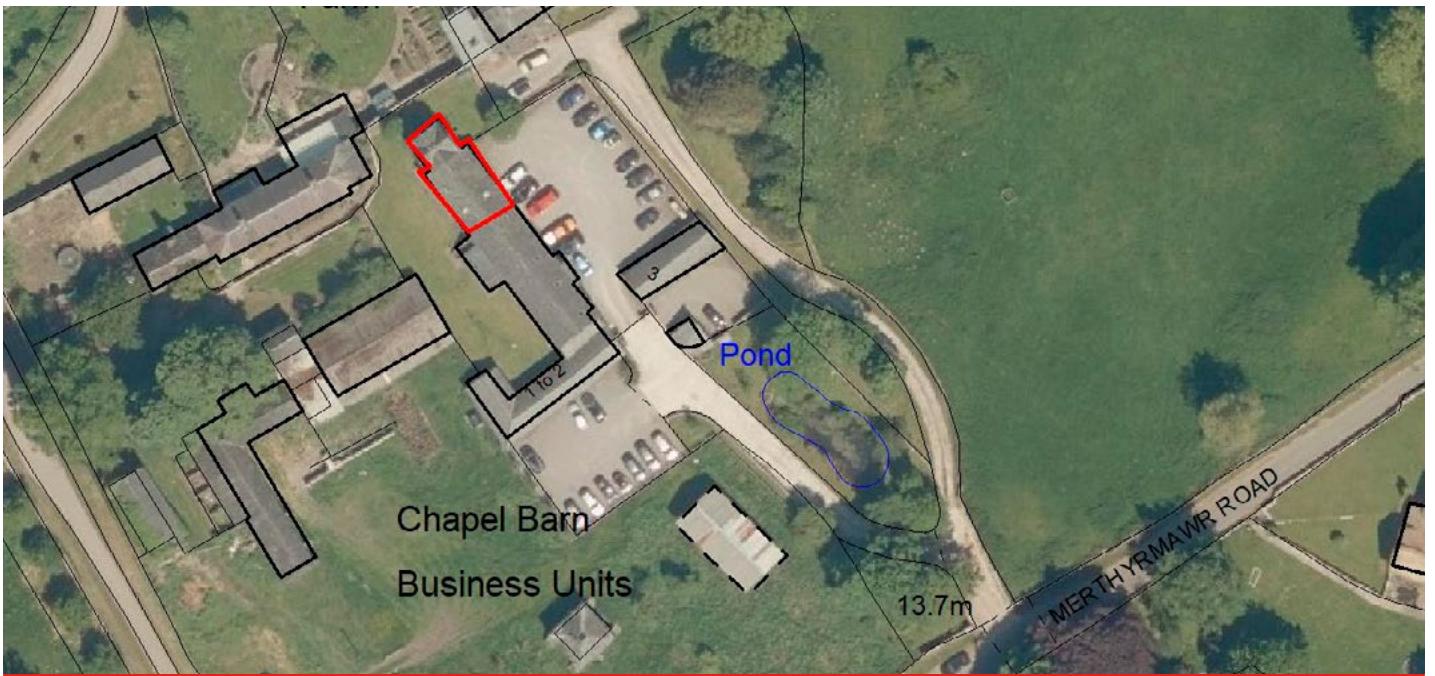


UNIT 1D, CHAPEL BARN

MERTHYR MAWR, CF32 0LS



REFURBISHED BUSINESS UNIT
1,050 SQ.FT. (97.5 SQ.M) TO LET



- Converted rural properties
- Good quality fit-out
- Unique business setting

LOCATION

The Chapel Barns business units form part of the Listed Home Farm complex in the heart of Merthyr Mawr Village. It is less than 1 mile from the A48 and 2 miles from Bridgend town centre. Approximately 6 miles from J35 of the M4 motorway, the office suites are located in an inspiring setting.

DESCRIPTION

The unit comprises a first floor office within a barn conversion, retaining many original features. The specification includes VDU compatible lighting, gas central heating, motion sensitive intruder alarms, double glazed timber framed windows and perimeter trunking. There are common male, female and disabled WCs within the lobby / reception space.

ACCOMMODATION

| | | |
|---------|--------------|-------------|
| Unit 1D | 1,050 sq.ft. | (97.5 sq.m) |
|---------|--------------|-------------|

PARKING

Unit 1D has 5 car parking spaces in the main car park.

TERMS

The suite is available to let on new full repairing and insuring terms by way of a service charge on a lease to be agreed.

RENT

£12.50 per sq.ft.

SERVICE CHARGE

Details available on request.

VAT

VAT will be charged on the rent.

RATES

| | |
|-----------------|------------------|
| Rateable value: | £8,700 |
| Rates payable: | £4,576 per annum |

LEGAL COSTS

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

EPC RATING

The property has an EPC rating of C/68



VIEWING

Strictly by appointment with:-
Rhys Price rhys.price@coark.com 02920 346374
or with joint agents Watts & Morgan

REF: 36143-5 – DEC 2019

Mark Siddons mark.siddons@coark.com 02920 346361

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