

TO LET

First Floor Office Suite
40a Caroline Street
Bridgend
CF31 1DQ

**WATTS &
MORGAN**
Commercial



- **Immediately available To Let 1st Floor Office space providing approximately 28.7 sq.m (309 sq.ft) NIA.**
- **Available on flexible terms with all-inclusive rental.**
- **Convenient town centre location with excellent transport links.**

First Floor Office Suite
40a Caroline Street, Bridgend
CF31 1DQ

LOCATION

The property is conveniently located within Bridgend town centre in a prominent position fronting Caroline Street and the corner of Nolton Street.

Bridgend is the administrative and retail centre serving Bridgend County Borough with the town attracting the usual High Street Banks and a number of multiple retailers.

DESCRIPTION

The property briefly comprises of a first floor office suite having the benefit of shared male/female wc and kitchen facilities. The property briefly provides approximately 28.7 sq.m (309 sq.ft) NIA.

TENURE

The office space is immediately available To Let either under terms of a flexible lease or licence arrangement on tenant internal repairing only terms

RENTAL

The accommodation is made available on an all-inclusive rental basis (save as to BT/IT and Business Rates) at a rental of £85.00 per week.

NB The all-inclusive rent is inclusive of rent, building insurance, service charge, heating, lighting and water rates

USER

The accommodation is suitable for a variety of office type uses.

BUSINESS RATES

The valuation office agency website advises a rateable value of £3,000 so ingoing tenant should benefit from 100% Small Business Rates Relief.

EPC

To Be Assessed.

VAT

All figures quoted are exclusive of V.A.T. if applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Sara Magness.

www.wattsandmorgan.wales

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