

TO LET

Prestigious 1st Floor Office Suite
The Toll House
1 Derwen Road
Bridgend
CF31 1LH

**WATTS &
MORGAN**
Commercial



- Immediately available “To Let” prestigious 1st floor office suite available within the recently completed Toll House development, forming part of the Elder Mews regeneration scheme, a major mixed use development project within Bridgend Town Centre.
- Modern 1st floor office suite providing 135.7 sq m (1,460 sq ft).
- Immediately available “To Let” on flexible lease terms on an “all-inclusive” serviced rent basis.

**Prestigious 1st Floor Office Suite,
The Toll House
1 Derwen Road, Bridgend
CF31 1LH**

LOCATION

The property is situated in a prominent and convenient town centre location on the corner of Derwen Road and Caroline Street within Bridgend town centre.

The property is conveniently located within the town centre immediately adjoining Caroline Street, a prime retail pitch within Bridgend town centre and at the same time being located just 100 meters or so from Bridgend's main line railway station. Bridgend is the administrative and retail centre serving Bridgend County Borough.

DESCRIPTION

The Toll House is a prominently positioned Grade II Listed Building that has just been renovated and refurbished to an exceptionally high standard with the property forming part of the Elder Mews Regeneration Scheme, a major mixed use development project within Bridgend Town Centre. The detached property provides for 3 self-contained office suites accessed off a highly attractive entrance lobby and central core completed to an unrivalled specification which includes;

- WC and shower facilities.
- Feature glass lift.
- Feature 'Cantifix' glazed circulation core.
- Underfloor heating throughout.
- Air conditioning throughout.
- Contemporary kitchenette within each suite.
- Hardwood joinery throughout.
- Feature lighting by Louis Poulson.
- Video intercom access.

ACCOMODATION

1st Floor Office suite – 135.7 sq m (1,460 sq ft)

Car parking by arrangement.

TENURE

1st floor office suite is immediately available 'To Let' under terms of a new lease on flexible terms on an "all-inclusive" service rent basis.

RENTAL

Details on application.

EPC

The property has an Energy Performance rating of 47 which falls within 'Band B.'

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to pay their own legal costs.

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 Kate Harris.

www.wattsandmorgan.wales

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