

Commercial

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Unit C & E,
Number Three Waterton Park,
Bridgend, CF31 3PH
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Unit C & E, Number Three Waterton Park

Rent on Application



Location

For Sat Nav users: Postcode CF31 3PH

Waterton Park is located just off the A473 (via A48), which is the main arterial road into Bridgend from Junction 34 of the M4 and approximately 1 mile from the town centre. The property is within short distance of Bridgend Ford and Lidl Distribution Centre.

Description

The property comprises a modern three storey office building located on a popular business park with two office units on the first floor.

Internally, the two units provide open plan office accommodation with plastered and painted walls, suspended ceilings with panel lights, power and data points throughout with floor boxes. Both units have their own gas central heating boilers as well as wall mounted radiators throughout.

Unit C has the benefit of a separate private office and fitted kitchen facilities. Communal male/female toilet facilities are available.

Each unit has the use of 4 parking spaces.

Accommodation

First Floor

	sq.m	sq.ft
Unit C	114.37	1,231
Unit E	106.66	1,148
Total NIA	221.03	2,379

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

Rent

Rent on application as a whole or individually.

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 Bridgend County Borough Council in order to verify.

The business multiplier for Wales 2021/2022 is 0.535p in the pound.

EPC

EPC Rating - B.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

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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.