

TO LET

No. 5 Old Field Road, Bocam Park, BRIDGEND, CF35 5LJ

First Floor Office Suite + 6x Car Parking Spaces



- Self-Contained First Floor Office Suite of 1,598 sq.ft.
- 6x Dedicated Car Parking Spaces Available
- Situated Within Popular Out Of Town Business Location
- Good Access To J.35 M4

Location (CF35 5LJ)

The property is situated within Bocam Park, an established business park situated c. 3 miles west of Bridgend town centre in South Wales. Situated immediately adjacent to J. 35 of the M 4 at Pencoed Bocam Park is arguably the premier office location within the borough.

The park is also conveniently positioned with Cardiff being c. 17 miles to the west, and Swansea 23 miles to the east.

Other occupiers on the estate include Welsh Blood Service, Welsh NHS, Clay Shaw Thomas, Dodd Group, Dantaag, Fields Associates and Davies Financial.



Description

The available property comprises a self-contained office suite on the first floor of a modern 2 storey building which benefits from the following:

- Open plan office suite;
- Self-contained office accommodation;
- Suspended ceilings with recessed lighting;
- Exclusive amenity and wc facilities;
- 6x dedicated car parking spaces;
- Shared entrance lobby.

Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.
FIRST FLOOR OFFICE SUITE	149	1,598

Plus:
Male WC
Female WC
First Floor Lobby

Car Parking

There are 6 dedicated car parking spaces on site allocated to the occupier of the 1st floor suite.

Mains Services

Mains electricity, drainage and water are connected to the premises. There are raised floors incorporating connection boxes.

Estate Service Charge

An apportioned service charge is payable by the sub-tenants to contribute towards the maintenance and upkeep of the common parts – currently £750 pa. (2024)

Energy Performance Certificate (EPC)

The property has been assessed and has an EPC rating of 64 which is within Band C.

Business Rates (2023)

Rateable Value - 17,500
Rates Payable 2023/2024 - £9,363 pa.

Terms

The property is available to let on a new full repairing and insuring sub-lease for a term to be agreed.

Quoting Rent

The suite is available at a quoting rent of £19,975 pa.



Business Support

For further advice for businesses please contact:

Welsh Assembly Government (Flexible Support for Business) on 03000 60 3000 or

Bridgend County Borough Council on 01656 815 315 or business@bridgend.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS
07920 144 603

michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

FEBRUARY 2024

IMPORTANT MESSAGE

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