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TO LET

**NO.1 THE PORTWAY,
PORTHCAWL, CF36 3XB**

Variety Of Serviced Office Suites



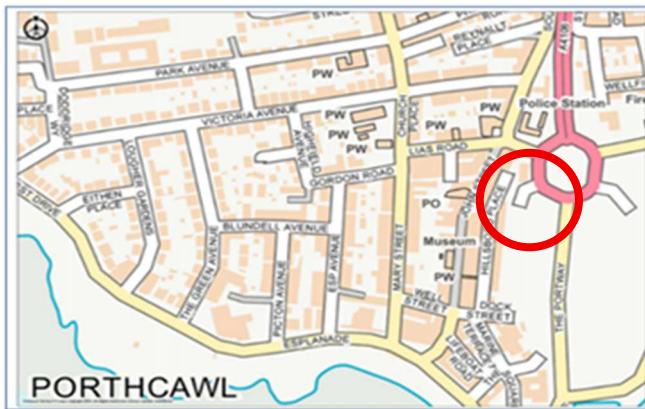
- Individual Suites Available From 90 Sq.Ft. Upwards
 - Centrally Located Within Secure Fenced Site
- On-Site Car Parking Available Suitable for External Storage/Parking

Location (CF36 3XB)

Porthcawl is a popular tourist and commuting town on the South Wales coast in Bridgend County Borough. It has a population of c. 16,000 and is just 6 over 6 miles to the south-west of Bridgend, and 25 miles west of Cardiff.

Porthcawl has a promenade and several beaches, with a number of hotels and a large caravan park at nearby Trecco Bay. Main access to the town is via the A4229 which links the town to junction 37 of the M4

The property itself is prominently situated immediately adjacent to the A4106 roundabout within Porthcawl town centre. The large Hillsborough Place car park is adjacent and the main John Street retail area situated to the rear.



Description

The property comprises a detached 2 storey complex within the town centre that has recently been extensively refurbished. The building is within a secure fenced site with on-site car parking available.

Types Of Occupiers

The available suites are suitable for a variety of office-based occupiers.

Also within the complex are other alternate types of uses including a tanning studio, and pizza delivery service.

Accommodation

A series of individual office suites have been created at both ground and first floor level. These range in size from 90 sq.ft. up to larger suites of 355 sq.ft. although suites can be combined.

See attached schedule for current availability.

On-Site Car Parking

There are up to 9 car parking spaces available on site. These are available on a 'first come first served' basis.

In addition the large Hillsborough Place car park is situated adjacent.

Business Rates

Each occupier is to be responsible for the payment of business rates to the local authority. However due to the size of each suite it is expected that occupiers may be able to apply for business rates relief.

Services Available

Each of the office suites has both broadband and landline telephone connections which are fed off the main building server.

In addition all occupiers have the option of hiring the communal boardroom suite on a pre-book basis.

Communal kitchen facilities are free to use for all occupiers. Further information is available on request.



Please note that there are no secretarial services being offered.

Tenure

Each of the suites are available on rolling annual tenancy agreements although fixed longer terms of occupation are also available on request.

All occupancies are to be outside of the Security Of Tenure provisions of the Landlord & Tenants Acts.

Business Support

For further information please contact:

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

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

Legal Costs

The standard flexible rolling contracts will be issued 'in-house'. Nonetheless each party are to be responsible for their own legal costs incurred.

VAT

All figures quoted are exclusive of VAT which will be charged.

Viewing

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



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

AUGUST 2025

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.