

# Watts & Morgan

FOR SALE



## Asking Price Asking Price £205,000

Modern First Floor Office Suite, 1D Charnwood Park,  
Waterton, Bridgend, CF31 3PL

- Immediately available For Sale a modern First Floor Office Suite providing approximately 138sq.m (1,484sq.ft) Net Internal Area of accommodation together with 7 car parking spaces
- Situated in a prominent and convenient location at Charnwood Park, Waterton Industrial Estate, Bridgend lying just 1 mile or so south east of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available For Sale virtual freehold by way of a 999 year lease at a peppercorn rental at an asking price of £205,000

### Location

The property is situated in a prominent location on the Charnwood Park Office Development, a small development of privately owned office buildings conveniently located just off the A48 dual carriageway approximately 1 mile south east of Bridgend Town Centre and 3 miles west of Junction 35 of the M4 Motorway.

Occupiers in close proximity include Knights Brown Construction, Codel Software and Lidl Regional Distribution Centre.

The property is conveniently located to serve the M4 Corridor with Cardiff lying approximately 23 miles to the east and Swansea 20 miles to the west.

### Description

The property briefly comprises a modern self-contained first floor office suite set within a two-storey office block providing for in total 4 detached office suites with the subject suite set within the center of the building.

The property is built to a modern standard of construction with facing brickwork, feature concrete lintels and plinths and with feature double glazed powder coated aluminum entrance doors and wrap around windows all under a tiled pitched roof.

The office suite features raised computer floors and has the benefit of mains gas central heating and comfort cooling.

The office suite features a self-contained entrance lobby with DDA compliant lift and on the first floor a generous landing area with separate male and female WC's.

The office suite is open plan save as to a separate board room/directors office and staff kitchen.

The property provides in total approximately 138sq.m (1,484sq.ft) Net Internal Area of accommodation.

The property has the benefit of 7 No. allocated car parking spaces.

### Tenure

The property is held virtual freehold by way of a 999 year lease from 24th June 2007 at a peppercorn rental and Contains Estate Service Charge provisions.

### Sale Price

£205,000

### Legal Costs

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

### VAT

VAT is payable on the sale price.

### EPC

Energy Rating - Band D

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole selling agents:

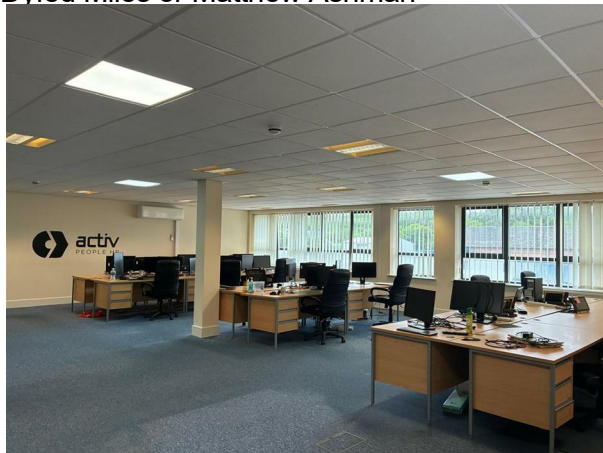
Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

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