



First Floor, 9 Old Field Road, Pencoed, Bridgend, CF35 5LJ

Coming Soon - First floor office suite at 9 Bocam Park. Adjacent to J35 of the M4 Motorway

Summary

| | |
|-----------------------|--|
| Tenure | To Let |
| Available Size | 1,600 sq ft / 148.64 sq m |
| Rent | £20,000 per annum VAT payable in addition |
| Service Charge | £860 per annum Exclusive - current building / estate service charge for year ending December 2026 |
| Rates Payable | £9,789 per annum based on April 2026 Valuation |

Key Points

- Less than 1 mile from J35 of M4 Motorway
- Recessed LED lighting
- Meeting rooms / board room
- Comfort cooling
- 6 No. allocated car parking spaces
- Kitchen

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| Available Size | 1,600 sq ft |
| Rent | £20,000 per annum VAT payable in addition |
| Rates Payable | £9,789 per annum based on April 2026 Valuation |
| Rateable Value | £19,500 |
| Service Charge | £860 per annum Exclusive - current building / estate service charge for year ending December 2026 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | £400 per annum Current annual building insurance contribution Excl. |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

Self-contained first floor office suite less than 1 mile from J35 of the M4 Motorway

Location

Bocam Park is recognised as Bridgend's premier out of town office location - strategically located less than 1 mile from Junction 35 of the M4 Motorway.

Specification

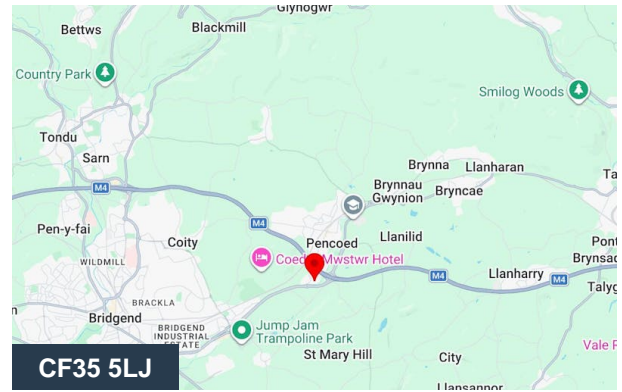
Recessed LED Lighting

Open plan with meeting rooms / boardroom

Well appointed kitchen / break out area

Terms

New Lease available for a term of years to be agreed.



Viewing & Further Information



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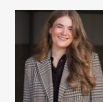
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