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Office

3,500 sq ft (325.16 sq m)

TO LET

Unit 1000B, Central Park, Bridgend, CF31 3RT

High Quality Office Suite Located on Bridgend Industrial Estate with Parking

- Excellent Parking
- Good quality fit out
- Meeting rooms
- Access control system
- Air Conditioning

Size

3,500 sq ft (325.16 sq m)

Rent

Rent on application

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Location

Unit 1000B is conveniently located in a strategic location within Bridgend Industrial Estate and benefits from excellent communications to the local road network with J35 of the M4 being located just 4 miles from the property via the A473 dual carriageway. Cardiff (19 miles) and Swansea (25 miles) can both be accessed via the M4. an established commercial location.

Bridgend Railway Station is located in the town centre, 2 miles from the property. There are regular direct services to and from London Paddington, Swansea, Cardiff and Newport. There are also Bus stops located on Bridgend Industrial Estate providing regular services to Bridgend Town Centre.

Connectivity

Road

M4 J.35	3 miles
A473	1 mile

Train Stations

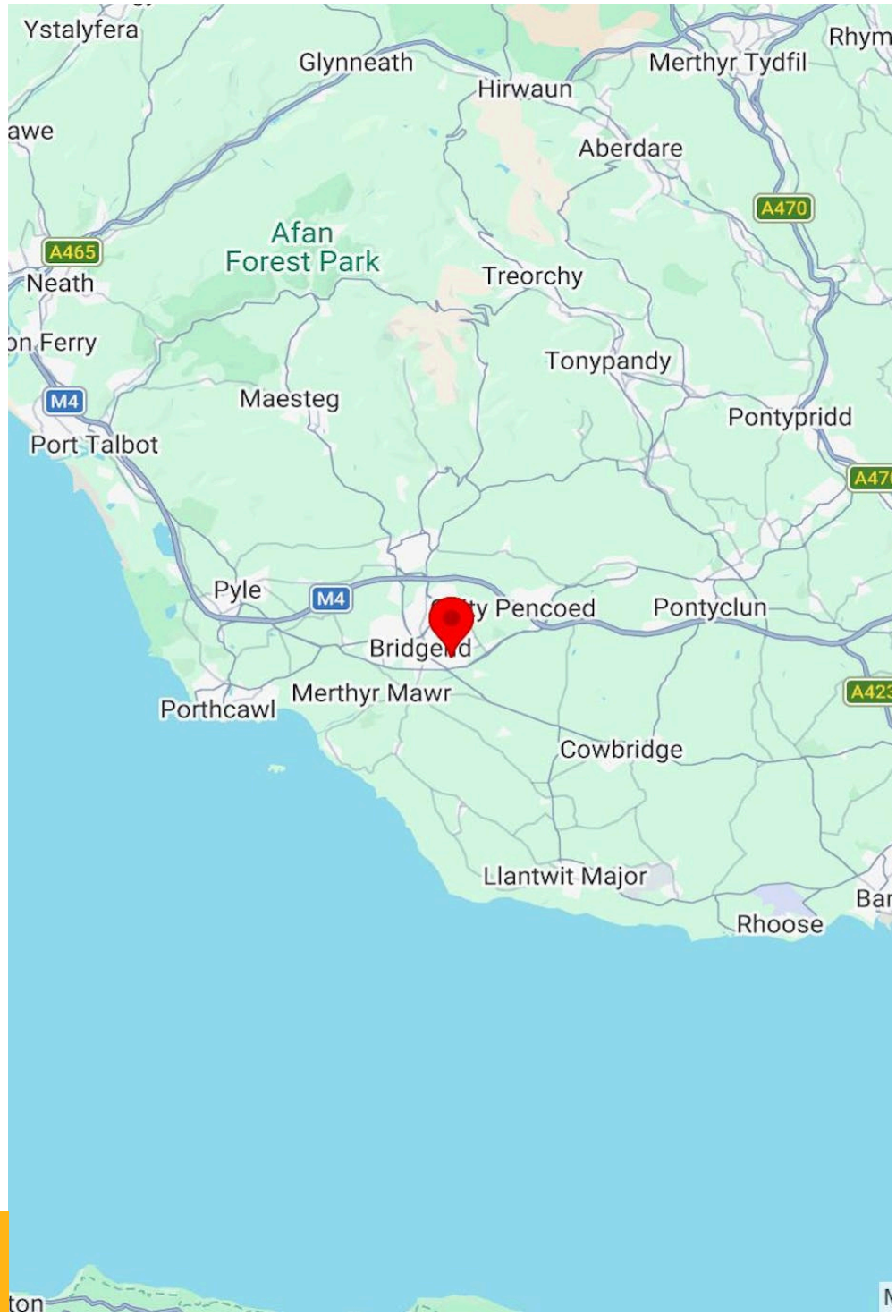
Bridgend	3 miles
Cardiff Central	21 miles

Airports

Cardiff Airport	16 miles

Water

Port of Cardiff	22 miles



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Description

Unit 1000B comprises a semi-detached, two storey office office building which has been refurbished to provide good quality, modern, office accommodation. The available suites are located on the ground and first floors, comprising a mix of open plans areas with some internal meeting rooms fitted.

The 1st floor benefits from being fully self contained with it's own kitchen, roof terrace and male and female WC's. The first floor also benefits from a fitted lab area, meeting room and conference room.

The specification of the offices includes LED lighting, heating/cooling, fully carpeted (vinyl in the lab area), passenger lift and, male/ female and disabled WC's.

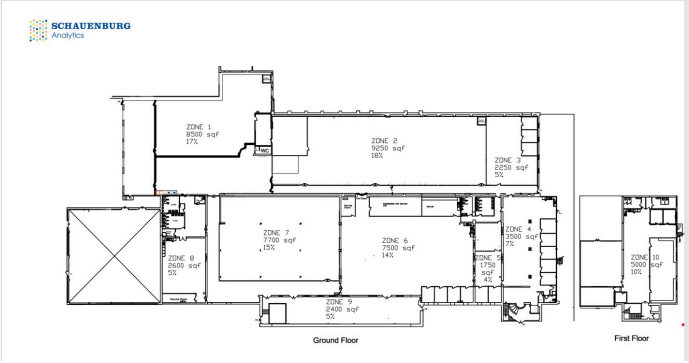
Externally, there is car parking on the central reservation opposite the property allocated at a ratio of 1 space per 250 sq. ft.

Specification

- EPC:
- Recently refurbished
- Passenger Lifts
- Air conditioning
- Lighting Type: LED
- Kitchen
- Car Parking
- Parking ratio: 1:250

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Zone 4	3,500	325



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Sat Nav. **CF31 3RT**

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Terms

The offices are available by way of a sub lease for a term to be agreed. Rent on application.

Availability

Zone 4 - 3,500 sq ft

Rent

Rent on application

Lease Terms

Sublease Term of years to be agreed

Business rates

Rates Payable: To be separately assessed.
Further details are available on request.

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Immediately

Contact

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Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement
In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

16/03/2026