

To Let

**Tremains Business Park, Tremains Road, Bridgend,
CF31 1TZ**

3,100 sq ft

- Located in Bridgend town centre
- Easy access to Junctions 35 and 36 M4 motorway
- Modern office development over 2 buildings
- Suite available by way of a new FRI lease
- Suite benefits from 12 allocated parking spaces



Location

Bridgend has a population of circa 40,000 and is the administrative centre for Bridgend County Borough. The town is located between Cardiff (18 miles east) and Swansea (29 miles west) and benefits from excellent road communications, being served by three junctions of the M4 motorway (J35, 36 and 37). Bridgend also has a mainline railway station, with a regular direct service to London Paddington, taking around 2 hours and 30 minutes.

Tremains Business Park is easily accessible from Junctions 35 and 36 of the M4 motorway. Junction 35 is only 2 miles north of the property and is accessed via the A433 dual carriageway, while Junction 36 is accessible via the A4061.

The office scheme is situated on Tremains Road in Bridgend town centre, on the north side of the railway station and within easy walking distance of the retail core. Nearby office occupiers include Berry Smith Solicitors, Bridgend County Borough Council, Remploy, the Inland Revenue and South Wales Police, while retail occupiers include Asda, Wilkinson and Peacocks. Adare Street is the main retail thoroughfare in the town and includes familiar high street names such as Natwest, Santander, Vodafone, Superdrug and Clarks Shoes.

Description

A modern office development comprises two separate buildings, constructed in 2002 with a steel frame, brick elevations and a pitched roof. Internally the offices benefit from the following specification:

- Suspended ceilings
- Recessed Cat II lighting
- Perimeter trunking
- Gas central heating
- Double glazing
- Comfort cooling (in part)
- 8 person passenger lifts
- Male, female & disabled WCs

The site is accessed directly from Tremains Road, via two-way barrier control system.

There are 12 car parking spaces provided with this office suite.

Terms

Available by way of a Full Repairing and Insuring Lease subject to terms agreed.

Legal Costs

Each party to bear their own legal costs.

EPC

This property has been graded as C (69).

Rent

Rent on Application



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