

OFFICE PREMISES AT BOCAM PARK

1 FFORDD YR HEN GAE | PENCOED | CF35 5LJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



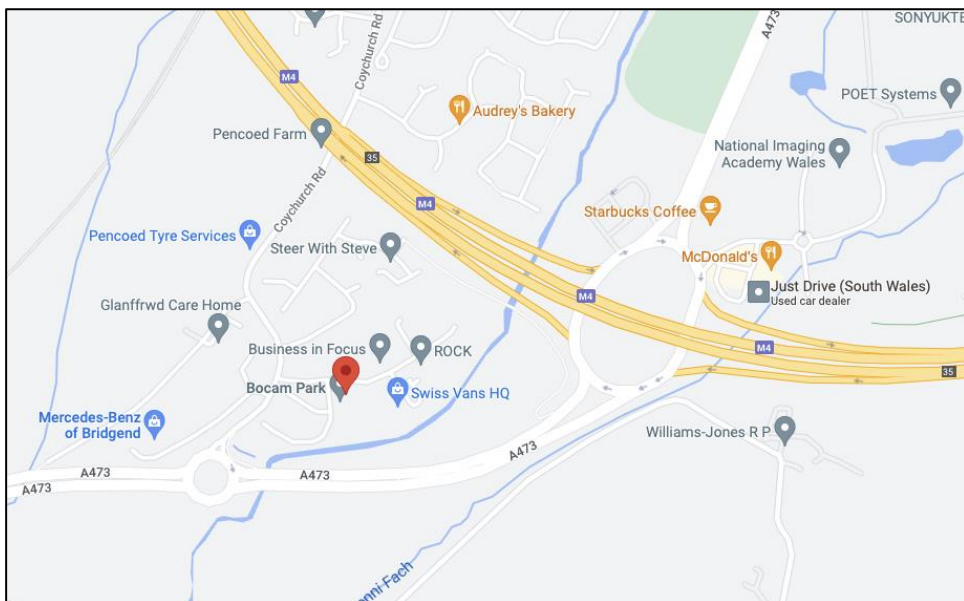
**MODERN OFFICES
TO LET**

- MODERN OFFICE ACCOMMODATION WITHIN MULTI-LET BUILDING
- OUT-OF-TOWN LOCATION CLOSE TO J35 OF THE M4 MOTORWAY
- 2,055 TO 7,181 SQ FT; TWO SELF-CONTAINED FLOORS AVAILABLE SEPARATELY OR COMBINED
- FLEXIBLE SPACE SUITABLE FOR A VARIETY OF OCCUPIERS
- RENT FROM £24,660 TO £86,172 PAX (£12.00 PSF)

LOCATION

The property is located within the direct vicinity of J35 of the M4 and approximately three miles east of Bridgend Town Centre. The location is suitable as an out-of-town office location with generous parking allocation and good road access.

Occupiers in the area included Mercedes Benz, Rock IT, Skanska and NHS



DESCRIPTION

The property comprises modern office accommodation forming part of a multi-let building located on an out-of-town development. The accommodation is of good specification, including suspended ceilings, raised floors, air conditioning and lift access. Communal WCs provided on each floor.

Car parking to be provided at a rate of approximately 1: 260 sq ft

ACCOMMODATION

	Sq ft	Configuration
First Floor	5,126	Two open plan offices, five smaller office/meeting rooms, break out area (including kitchen) and shower facilities. Approx. 20 car parking spaces available.
Second Floor	2,055	Three large offices, two of which are divided by a retractable partition to make a single large meeting/open plan room. Kitchen facilities included within demise. Approx. 8 car parking spaces available.
Total	7,181	

Each floor is self-contained therefore available to let separately or combined. See floor plans below.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on effective FRI terms.

ASKING RENT

First Floor	£61,512 pax (plus VAT)
Second Floor	£24,660 pax (plus VAT)
Combined	£86,172 pax (plus VAT)

RATEABLE VALUE

First Floor: £36,000

Second Floor: £15,000

UBR for Wales 2022/23 is 53.5p in the £

SERVICE CHARGE

A service charge will be levied in relation to insurance, the repair and maintenance of the building, including common areas, and the estate.

EPC

To be provided.

VAT

The figures quoted are exclusive of VAT.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com

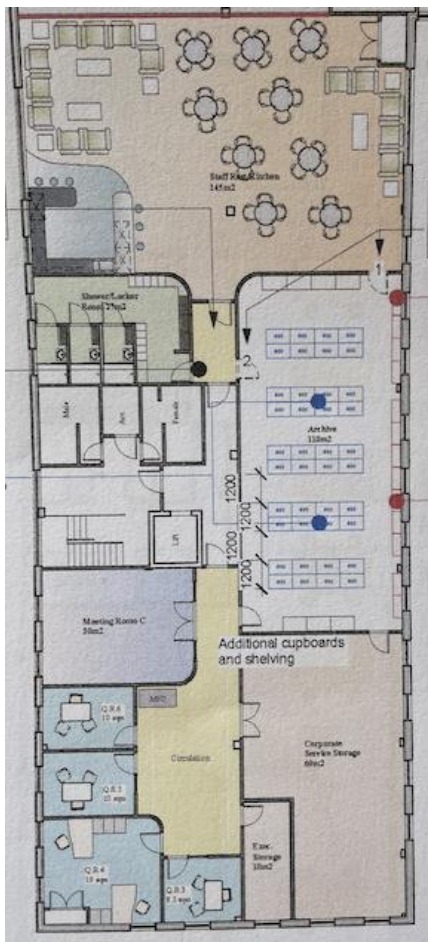
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WILL HUNT

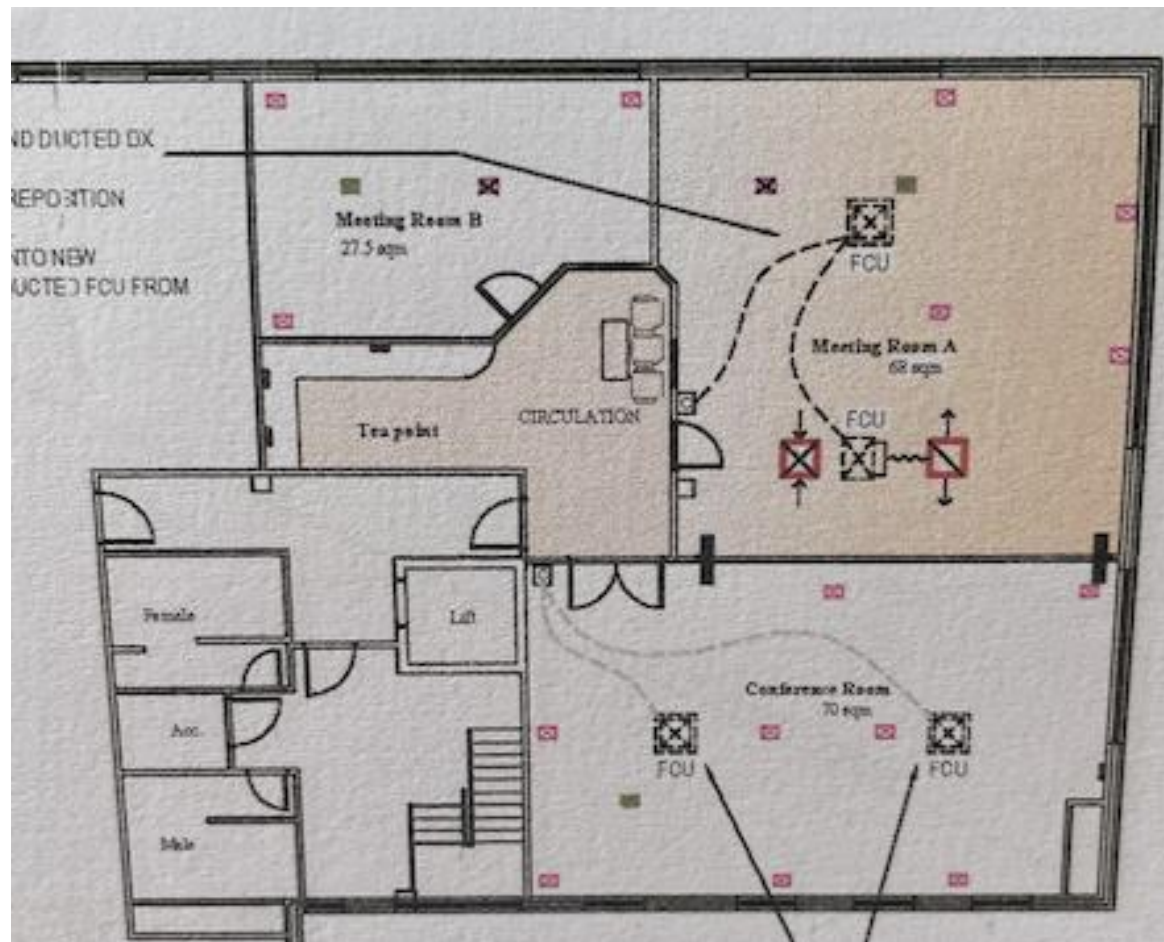
will@huntandthorne.com

07557 090164

September 2022



First Floor



Second Floor

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