

TO LET

Tremains Business Park
Tremains Road
Bridgend
CF31 1TZ



SUBSTANTIAL DETACHED OFFICE ACCOMMODATION WITH PARKING TO LET

- Modern office development constructed in 2002
- Approximately 18,310 sq ft of accommodation
- Car parking around the building
- Secure site with barrier-controlled vehicle entry



TREMAINS BUSINESS PARK, TREMAINS ROAD, BRIDGEND, MID GLAMORGAN, CF31 1TZ

Building 1 is a detached office building forming part of Tremains Business Park. Constructed in 2002, the building benefits from steel frame construction, brick elevations and a pitched roof. The two-storey building also benefits from basement/undercroft accommodation, which was originally designed as additional parking and has, in part, been converted to office and storage use.

The building is arranged around a central core providing access to separate suites on either side, offering flexibility for occupiers requiring a larger floorplate or potential subdivision, subject to requirements. Internally, the offices benefit from suspended ceilings, recessed Cat II lighting, perimeter trunking, gas central heating, double glazing and comfort cooling in part. The building also provides an 8-person passenger lift together with male, female and disabled WC facilities.

The total site area for Building 1 and the neighbouring building extends to approximately 1.25 acres and is accessed directly from Tremains Road via a two-way barrier-controlled access system. Building 1 benefits from car parking positioned around the building, providing approximately one space per 300 sq ft. The site is secure with barrier-controlled vehicle entry.

Building 1 provides approximately 18,310 sq ft of accommodation and is being marketed as a whole, providing a substantial detached office opportunity within an established and secure business park environment.

Location

Tremains Business Park is situated on Tremains Road in Bridgend, an established commercial location close to Bridgend town centre and railway station. The property benefits from good road and rail connections, with the M4 motorway readily accessible.

The Business Park provides a secure and established environment for a range of office and business occupiers.

Accommodation

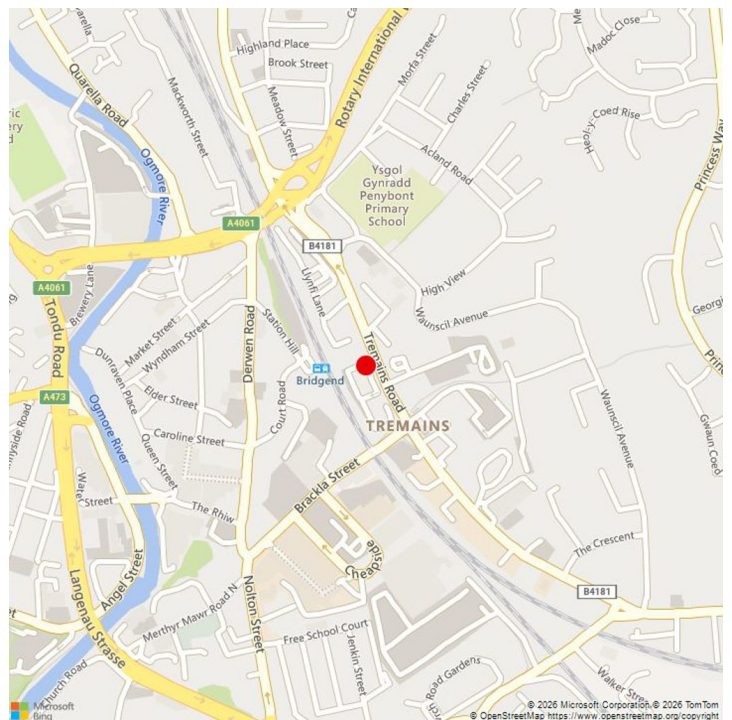
	Sq Ft	Sq M
Ground and first floors combined	15,196	1,411.71
Basement/ Garage	3,114	289.29
TOTAL	18,310	1,701

Tenure

To let on new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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



Additional Information

Rent

£135,000 Per Annum

EPC

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Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

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