



16A Old Field Road, Bocam Park
Bridgend, CF35 5LJ

**TO LET: High quality office
in Bocam Park, Bridgend**

1,480 to 2,963 sq ft
(137.50 to 275.27 sq m)

- Air-conditioning
- Raised access floors
- DDA compliant
- Passenger lift
- Suspended ceilings
- Recessed lighting
- Male & Female WC's
- Kitchen facilities - per floor
- Excellent parking
- Convenient M4 access

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Summary

Available Size	1,480 to 2,963 sq ft
Rent	£18,500 - £37,000 per annum
Rates Payable	£18,405.50 per annum (Roughly 50% based on single floor occupation)
Rateable Value	£32,750
Service Charge	A building service charge will apply only if multi-let. Est £1.52 per sq.ft (£1,500 pa per floor)
Car Parking	13 parking spaces available (ratio 1:228 sq.ft)
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	est £750 pa (per floor)
EPC Rating	C (57)

Description

The property comprises a purpose built semi-detached office set over two floors.

The modern office is a mixture of open plan and glazed partitions, capable of occupation as part, or as a whole.

Location

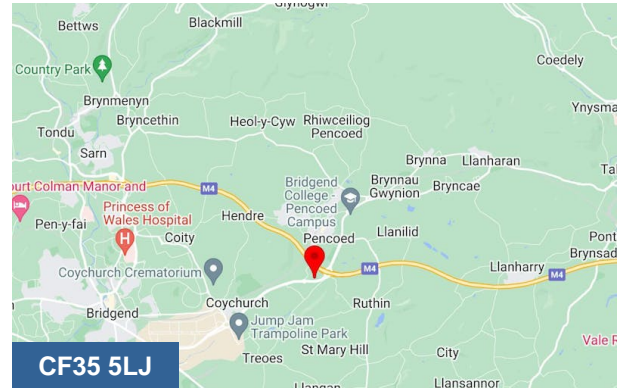
Bocam Park is located at J35 of the M4, providing a strategic position halfway between Cardiff & Swansea with ease of access across South Wales, Bridgend and the Vale. Pencoed town is approximately 1 mile away, hosting a range of amenities as well as good rail and bus links.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,480	137.50	Available
1st	1,483	137.78	Available
Total	2,963	275.28	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



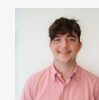
Viewing & Further Information



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