



**SERVICED OFFICES TO LET
BRIDGE STREET
ABERYSTWYTH
SY23 1QB**



SERVICED OFFICES – FLEXIBLE TERMS – TOWN CENTRE LOCATION

- **ALL-INCLUSIVE LICENCE FEE: BUSINESS RATES, UTILITIES,
• WI-FI*, AND CLEANING**
- **USE OF WAITING ROOM, KITCHEN, TOILETS, AND COURTYARD
GARDEN**
- **OFFICES IN 21 BRIDGE STREET AND THE GRADE II LISTED
LOVEDEN HOUSE**
- **VARIOUS OFFICE SIZES AVAILABLE, PLUS INFORMAL DAY DESK
OPTIONS**
- **PRICES STARTING FROM £295.00 PER CALENDAR MONTH**

Serviced Offices Available – Flexible Terms – Town Centre Location

A range of serviced offices are available to let under licence, offering flexible terms to suit your business needs. Located in the town centre, these offices provide convenient access for both clients and staff.

The monthly licence fee includes business rates, utilities, shared Wi-Fi (*only in Loveden House), and weekly cleaning, ensuring straightforward budgeting and minimal overheads. Tenants also have use of a waiting room, kitchen and toilet facilities, and a courtyard garden at the charming Grade II listed Loveden House. Offices are furnished with desks and chairs, ready for immediate occupation.

Spaces are available within both 21 Bridge Street and Loveden House, with a variety of office sizes to choose from. There is also the option to informally rent a desk for a day on a regular basis, ideal for freelancers or those seeking a flexible working arrangement.

Prices start from £295.00 per calendar month.

Loveden House – Ground Floor



Front Office (£495 pcm)

17'7 x 16'1 - 2 windows to front, former feature fireplace, alcove shelving and radiators.

Rear Office (£350 pcm)

16'3 x 15' max - Window to rear, former feature fireplace, and radiators.





21 Bridge Street



First Floor Office 1 (£395pcm)

16'8 x 11'4 – 2 windows to front, night storage heater and opening to Storeroom 9' x 3'1 with wall shelving.

First Floor Office 2 (£395pcm)

14'6 x 11'2 – Window to front, night storage heater and opening to Storeroom 6'1 x 3'6.

Second Floor Office 1 – (£295pcm)

14'2 x 7'7 max – Dormer window to front and night storage heater.

Second Floor Office 2 – (£295pcm)

14'2 x 7'7 max – Dormer window to front and night storage heater.





SHARED WI-FI

*Shared wi-fi only available in Loveden House

TERMS

The offices will be occupied by means of a Licence Agreement.

MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

VIEWING

Strictly by appointment with Hiwse 01970 294 139

GENERAL All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.