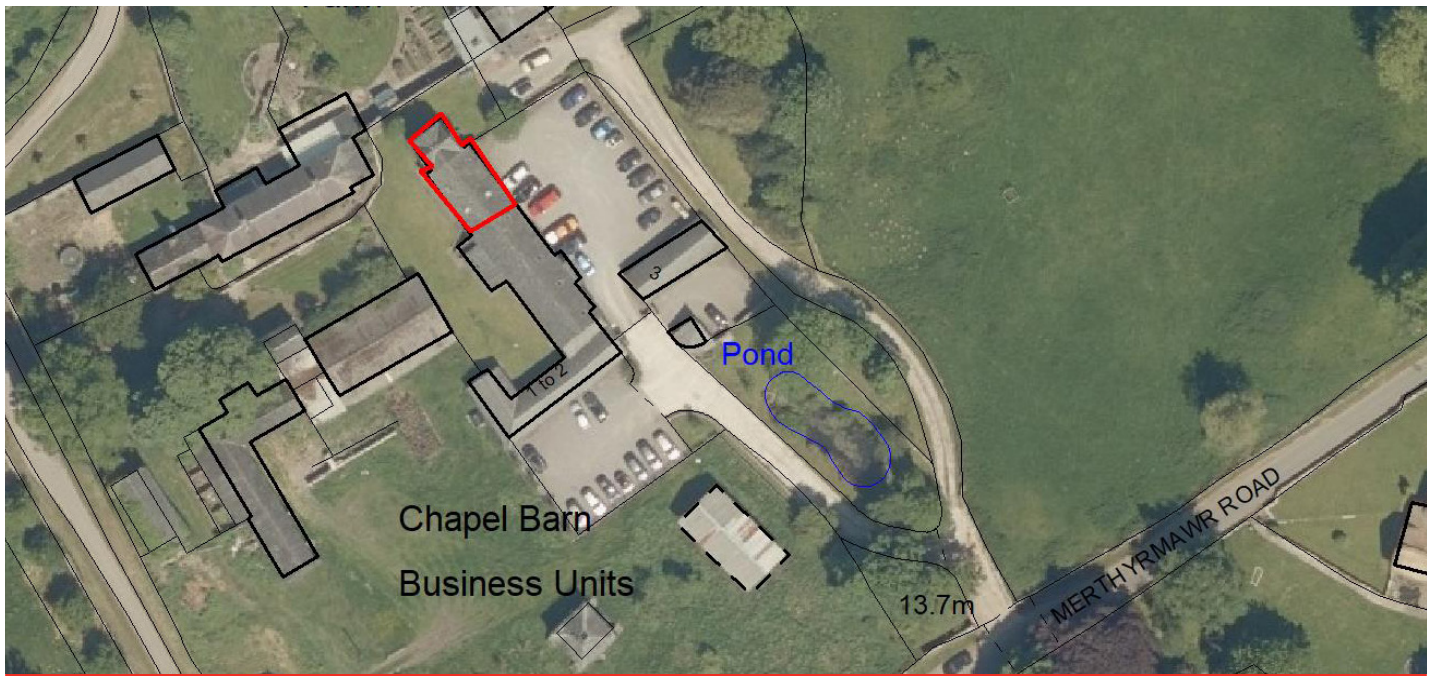


CHAPEL BARNs BUSINESS UNITS

MERTHYR MAWR, BRIDGEND, CF32 0LS



ATTRACTIVE OFFICE ACCOMMODATION
510 SQ.FT. - 2,077 SQ.FT. (47.38 SQ.M - 192.95 SQ.M)
TO LET



- Attractive barn conversion
- Tranquil rural location
- Refurbished office accommodation

LOCATION

Chapel Barns Business Units are located in the heart of Merthyr Mawr Village, an inspiring and attractive setting.

Situated 2 miles from Bridgend town centre and approximately 6 miles from J35 of the M4 motorway.

DESCRIPTION

The office suites are set within a sensitively restored barn conversion. Many of the original features have been retained, set alongside a modern refurbishment.

The specification includes:-

- Fibre internet providing excellent connectivity
- VDU compatible lighting
- Gas central heating
- Motion sensitive intruder alarms
- Double glazed timber framed windows
- Perimeter trunking

There are male, female and disabled WC's located within the shared common areas.

ACCOMMODATION

Suite 1B	510 sq.ft. (47.38 sq.m)	NIA
Suite 1D	1,050 sq.ft. (97.5 sq.m)	NIA
Suite 1F	517 sq.ft. (48.03 sq.m)	NIA

PARKING

Parking ratio : approximately 1:210 sq.ft

TERMS

The suites are available to let on new full repairing and insuring terms.

RENT

£12.50 per sq.ft.

SERVICE CHARGE

Service Charge estimated £3.15 per sq ft.

VAT

VAT will be payable at the prevailing rate.

RATES

Business Rates payable:-

Suite 1B	None
Suite 1D	£4,576 pa (rate relief will apply)
Suite 1F	None

Interested parties are advised to contact the Council regarding Business Rates (when payable) as rates relief will apply.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC RATING

The property has an EPC rating of C/68



VIEWING

Strictly by appointment with:-

Mark Siddons mark.siddons@coark.com 02920 346361 Ben Bolton ben.bolton@coark.com 02920 346376

or with joint agents Watts & Morgan

REF: 36143-5 – MAY 2021

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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