

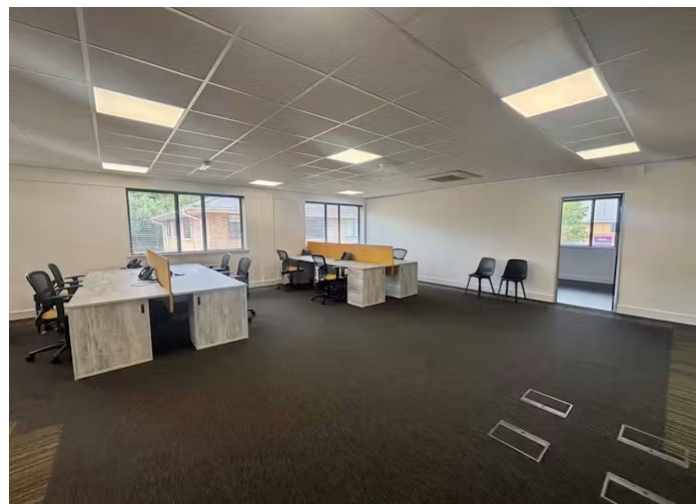


TO LET

First Floor, 9 Old Field Road,
Bridgend, **CF35 5LJ**

First floor office suite at 9 Bocam Park. Adjacent to J35 of the M4 Motorway

- Less than 1 mile from J35 of M4 Motorway
- Comfort cooling
- Recessed LED lighting
- 6 No. allocated car parking spaces
- Meeting rooms / board room
- Kitchen



Size

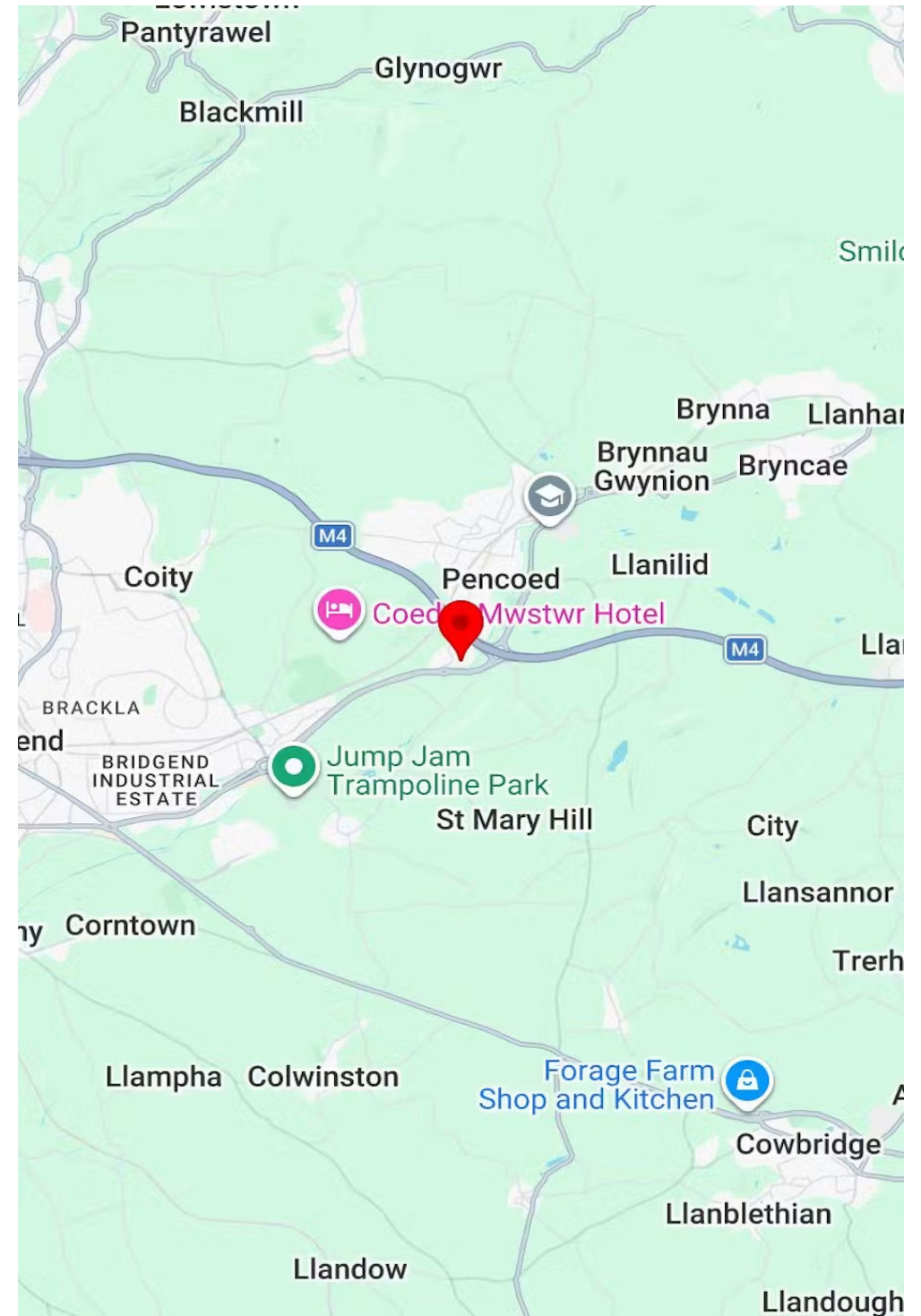
1,600 sq ft (148.64 sq m)

Rent

£20,000 per annum VAT payable in addition

Location

Bocam Park is recognised as Bridgend's premier out of town office location - strategically located less than 1 mile from Junction 35 of the M4 Motorway.



Description

Self-contained first floor office suite less than 1 mile from J35 of the M4 Motorway

- Recessed LED Lighting
- Open plan with meeting rooms / boardroom
- Well appointed kitchen / break out area

Specification

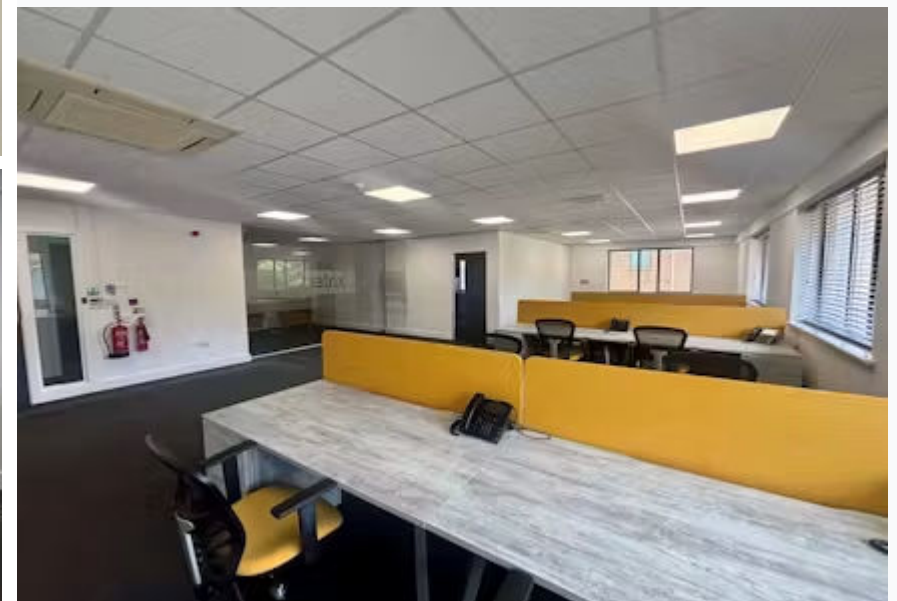


EPC: B (33)



Total parking spaces: 6

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Terms

New Lease available for a term of years to be agreed.

Rent

£20,000 per annum VAT payable in addition

Lease Terms

New Lease

Business rates

Rateable Value: £19,500

Rates Payable: £9,789 per annum based on April 2026 Valuation

Service charge

£860 per annum Exclusive - current building / estate service charge for year ending December 2026

Insurance

£400 per annum Current annual building insurance contribution Excl.

Legal Costs

Each party to bear their own costs

EPC

B (33)

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

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In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.