



TO LET

RavensCourt

Brewery Lane, Bridgend CF31 4AP

Modern Town Centre Offices
24,341 SQ FT (2,261 SQ M)



LOCATION

Bridgend is the principal town within Bridgend County Borough. The town is located approximately 22 miles west of Cardiff and 19 miles east of Swansea.

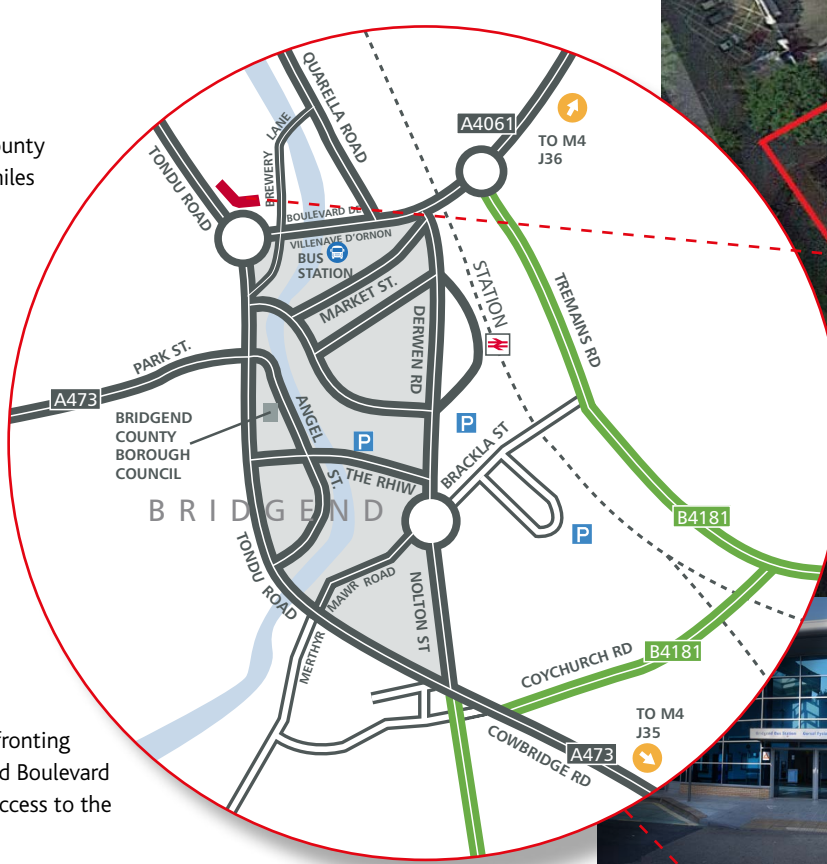
Bridgend has excellent communication links with the M4 providing vehicular access to Cardiff and London to the east, and Swansea and West Wales to the west. Access from the M4 is either via J.36 via the A4061 or J.35 and the A473 into the town centre. Bridgend central station is also on the main line to London Paddington.

Bridgend County Borough has a population of 139,200 persons (census 2011). One third of the county population is resident in Bridgend and two thirds of the county employment is based in Bridgend.

SITUATION

The property is situated at a prominent position fronting onto the main roundabout linking Tondou Road and Boulevard De Villenave D'Ornon, in Bridgend Town Centre. Access to the property is off Brewery lane.

Local amenities include the main retail centre, Tesco superstore, public car parks as well as Bridgend bus and railway stations being within a 5 minute walk.



DESCRIPTION

The building comprises a two storey modern office building. The property is arranged as two wings, over ground and first floors, around a central service core.

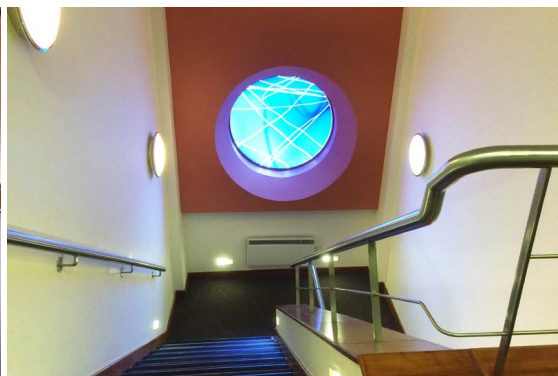
SPECIFICATION

The specification comprises the following:

- Designated two storey reception area
- Existing fit-out, including open plan offices, break-out, meeting, training & comms rooms
- VRF comfort cooling/heating system
- Suspended ceilings with recessed lighting
- Raised access carpeted floors
- Double glazing
- Passenger lift (13 person capacity)
- Male/female and disabled WC's
- Shower facilities on both floors
- Intercom system linked to the car park barrier, front entrance and each wing

CAR PARKING

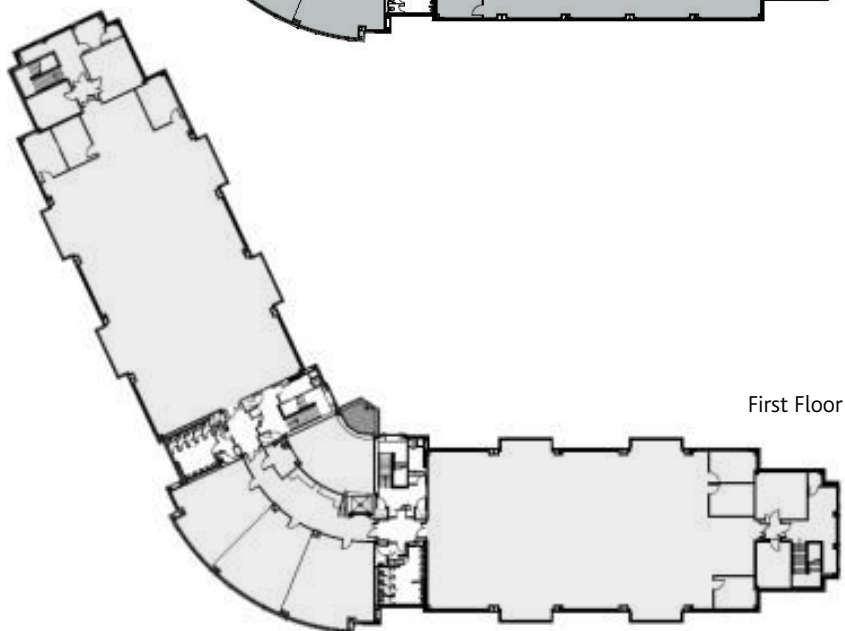
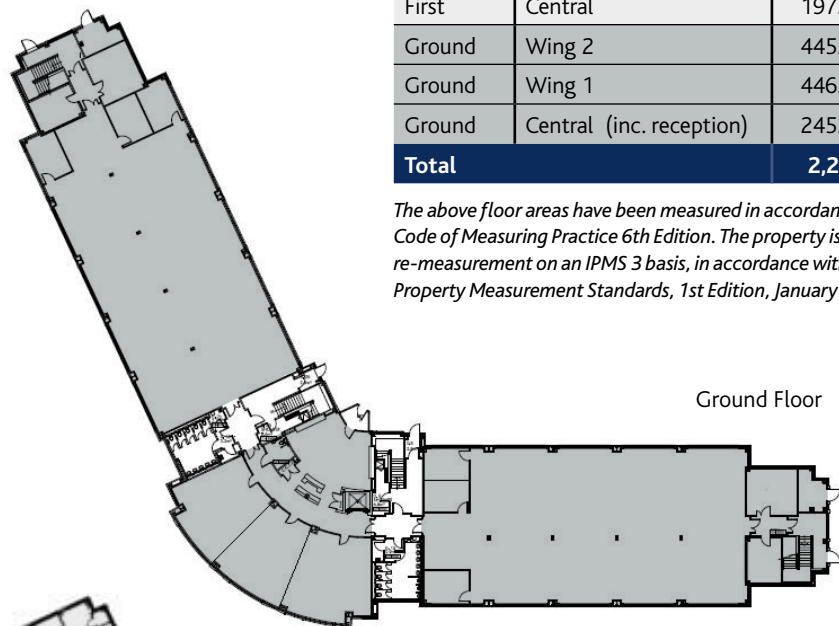
The building provides secure car parking for 45 cars, which is accessed via a barrier and intercom system.



ACCOMMODATION

Floor	Description	sq m	sq ft
First	Wing 4	462.99	4,984
First	Wing 3	462.71	4,981
First	Central	197.93	2,131
Ground	Wing 2	445.92	4,800
Ground	Wing 1	446.31	4,804
Ground	Central (inc. reception)	245.33	2,641
Total		2,261	24,341

The above floor areas have been measured in accordance with the RICS Code of Measuring Practice 6th Edition. The property is subject to re-measurement on an IPMS 3 basis, in accordance with the International Property Measurement Standards, 1st Edition, January 2015.



RENT

£14.50 per sq ft exclusive.

VAT

The building is not elected for VAT, therefore no VAT is chargeable.

BUSINESS RATES

The business rates for the property are believed to be as below. We advise any interested party to contact the local authority for verification.

Ground & First Floors

Rateable Value	£275,000
Rates Payable (16/17)	£133,650

TERMS

The property is available on an effective Full Repairing and Insuring Lease, for a term to be agreed. Full terms are available on application.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of C65.



VIEWINGS

Please contact the sole letting agent, JLL:



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