

TO LET OR FOR SALE

CHARNWOOD PARK

BRIDGEND



A New Development of High Quality Office Buildings
From 2,220 ft² (206m²) up to 11,500 ft² (1,068 m²)

Another development by:

**CHARNWOOD GROUP
OF COMPANIES**

CHARNWOOD PARK BRIDGEND

LOCATION

Charnwood Park is situated in an easily accessible location, just off the A48 (Cowbridge Road) on the outskirts of Bridgend. The town centre is approximately 1 mile away and benefits from a mainline train station and regular bus services. Junction 35 of the M4 is approximately 2½ miles from Charnwood Park and is reached via the A473 dual carriageway.

DESCRIPTION

The business park has initially been designed to provide 5 self-contained office buildings, each with their own dedicated car parking. The modern brick built premises will be constructed to a high specification with materials designed to provide low maintenance energy efficient buildings.

SPECIFICATION

- Raised floors (floor boxes at approx. 1 per 10m²)
- Suspended ceilings
- Recessed lighting (LG3 Compliant)
- Disabled access & facilities
- Passenger lift (where required)
- Gas central heating
- Double glazing
- Comfort cooling option

ACCOMODATION

	m ²	ft ²
Unit 1a	206	2220
Unit 1b	239	2570
Unit 1c	206	2220
Unit 2	Pre-Sold	
Unit 3	511	5500
Unit 4	511	5500
Unit 5	557	6000

** The above sizes are indicative and alternate building sizes can be provided on a design & build basis.



CAR PARKING

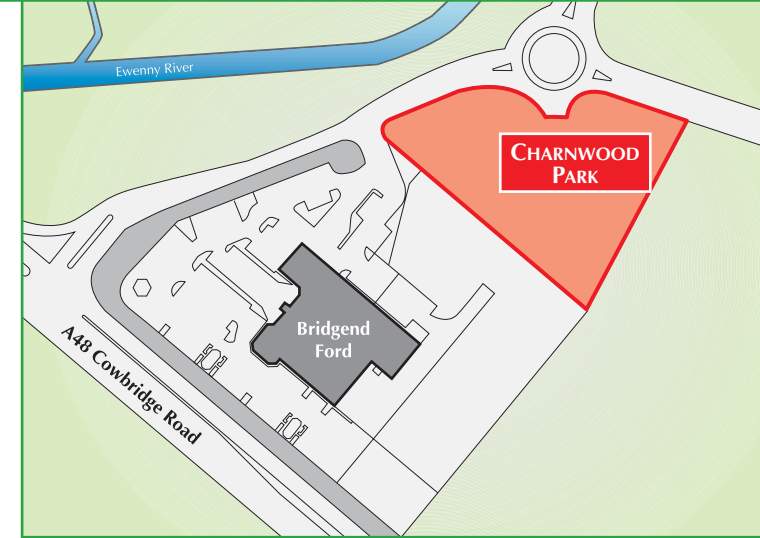
Each occupier will be provided with dedicated car parking at 1 space per 250ft².

TERMS

The office buildings are available freehold or leasehold basis. Rent/price on application

RATES

Each occupier will be responsible for business rates direct to the local authority.



SERVICE CHARGE

An estate service charge will be levied to cover all common costs and services.

In the event that buildings are sub-divided for leasehold occupiers a building service charge will also be calculated.

VIEWING

Further information is available from the joint agents:-



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