



The Gallery Bridgend Shopping Centre, Bridgend, CF31 1DD

TO LET

SELF CONTAINED OFFICE ACCOMMODATION
1,700 sq ft (158 sq m)

- + Located within Brgdend Shopping centre
- + Shell fit-out
- + Excellent local amenities

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Bridgend is the principal town within Bridgend County. It is located approximately 20 miles west of Cardiff and 25 miles east of Swansea. Bridgend has excellent connectivity with access via the M4 motorway at two junctions.

The shopping centre is situated within the heart of Bridgend. The shopping centre can be accessed via Cheapside which also shares access with ASDA who offer a 546-space car park. The property can also be accessed via Brackla Street. Public transport links are fantastic with a number of bus routes providing access to the shopping centre and Bridgend train station a short 5-minute walk north.

DESCRIPTION

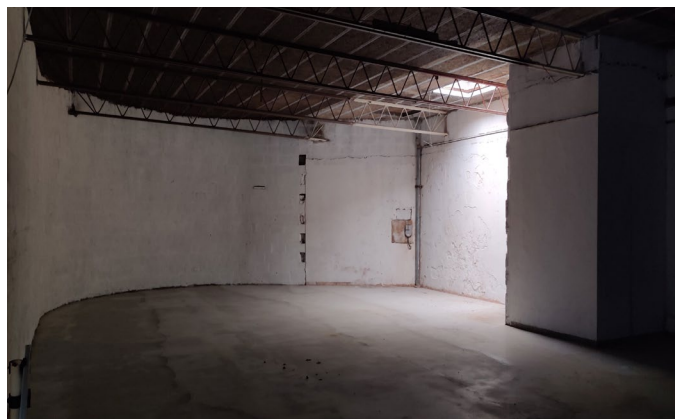
The shopping centre provides approximately 130,000 sq ft of retail accommodation in the heart of Bridgend town centre. Local occupiers include Kaspas, Iceland and Ladbrokes.

The Gallery comprises a shell fit-out. The unit benefits from gas, electricity and water connectivity and has a single WC.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

TOTAL 1,700 sq ft | (158 sq m)

**LEASE TERMS**

Rent on application.

SERVICE CHARGE

Further details upon request.

BUSINESS RATES

To be assessed.

EPC

The property has an EPC of B (49). A full copy of the certificate can be provided upon request.

VAT

All figured are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2021

**The Gallery Bridgend Shopping Centre,
Bridgend, CF31 1DD**

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