

THE PAVILION EASTGATE, COWBRIDGE, VALE OF GLAMORGAN

A LANDMARK OFFICE DEVELOPMENT



TO LET

194M² - 389M² (2088 SQ. FT. - 4185 SQ. FT.)

PRESTIGIOUS OFFICE ACCOMMODATION

WITH AMPLE CAR PARKING

LOCATION

The Pavilion office premises occupies a prominent main road location within the town of Cowbridge, one of the principal retail and business centres for the whole Vale of Glamorgan. Cowbridge lies approximately 12 miles west of Cardiff and east of Bridgend serviced via the Main A48 Dual Carriageway. Junctions 34 and the M4 Motorway are within approximately 15 minutes drive.

DESCRIPTION

The Pavilion office building is a prestigious landmark office development for the Vale of Glamorgan. Sympathetically incorporating the old and the new, the scheme has provided the refurbishment and development of the original Pavilion Cinema (dating back to 1925) together with the construction of a new purpose built rear office wing providing modern flexible accommodation.

The original building is an imposing stone built property providing accommodation on 3 storeys. The premises have been completely refurbished and finished to meet the requirements of today's modern office environment whilst maintaining the character and style of the original building. The listed building facade features leaded windows and ornate cast iron canopy and balustrade. Internally the original teak panelled entrance hall, original stairs and ornate teak handrailing have been retained.

To the rear of the original building a purpose built 2 storey L-shaped office wing has been constructed providing modern flexible accommodation.*

Internally the offices have been finished to an excellent standard throughout incorporating suspended ceilings with inlaid low glare lighting, U.P.V.C skirting, trunking, carpeting throughout, electric storage heaters, separate male, female and disabled w.c facilities and U.P.V.C double glazed units (bar the leaded windows to the front elevation).

Externally the offices provide 24 car parking spaces within a secure brick pavia finished forecourt bounded by a solid dressed stone wall and accessed via electrically operated security gates. An attractive central courtyard provides an attractive office backdrop.

The premises are available either as a whole or individual lettings of the new and original buildings will be considered.

