

TO LET

Modern First Floor Office Space
Unit 1 Talbot Green
Business Park
Talbot Green
Rhondda Cynon Taff
CF72 9FG



- Immediately available To Let modern first floor office space set within two office suites and providing flexible accommodation from 188sq.m (2020sq.ft) up to 608sq.m (6540sq.ft) NIA
- Conveniently located on the Talbot Green Business Park a privately owned business park located approximately 2½ miles from Junction 34 (Llantrisant Interchange) of the M4 Motorway.
- Immediately available To Let under terms of a new effective FRI Lease via Service Charge arrangements at a rental from £10.50 per sq.ft.

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LOCATION

Talbot Green Business Park lies immediately adjacent to L'Oreal, Talbot Green, near Llantrisant.

The business park enjoys ease of access lying approximately 2.5 miles from Junction 34 (Llantrisant Interchange) of the M4 Motorway via the A4119 and A473 carriageways. Close to local amenities approximately 15 miles west of Cardiff, 8 miles east of Bridgend and 25 miles east of Swansea.

DESCRIPTION

Talbot Green Business Park is a small development of high quality office and business units situated in an attractive business park setting on an elevated site overlooking Talbot Green.

Currently available is flexible first floor office accommodation located within No.1 Talbot Green Business Park a modern detached office building laid out as four self-contained office suites around a shared central core.

ACCOMMODATION

Currently available is modern open plan first floor office space providing from approximately 188sq.m (2020sq.ft) up to 608sq.m (6540sq.ft) net internal area of accommodation.

The property is fully DDA compliant and has the benefit of male, female and disabled WC's together with a shower room.

Suite 3: 188sq.m (2020sq.ft) to 304sq.m (3270sq.ft)
NIA

Suite 4: 304sq.m (3270sq.ft) NIA

Specification includes comfort cooling and dado trunking.

TENURE

Office space is available To Let under terms of a new FRI Lease for a term of years to be agreed.

CAR PARKING

The property is set within a secure site and has the benefit of generous car parking at a ratio of approximately 1 space per 250sq.ft

RENTAL

From £10.50 per sq.ft per annum exclusive

BUSINESS RATES

To be advised.

EPC

Energy Rating Band B

SERVICE CHARGE

Tenant to enter into the Property Service Charge arrangements paying a fixed service charge based on a rate of £1.50 per sq.ft per annum.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

**Strictly by appointment only through
sole letting agents:**

**Messrs Watts & Morgan LLP
Tel: (01656) 644288
Email: commercial@wattsandmorgan.co.uk**

**Please ask for
Dyfed Miles or Matthew Ashman**

www.wattsandmorgan.wales

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