



Key Highlights

- Modern detached office building
- 5,457 sq.ft (507 sq m)
- Excellent parking allocation and transportation links
- Accommodation benefits from existing fit out

For further information please contact:

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Unit 3 Sovereign House, Sterling Drive, Llantrisant, Pontyclun, CF72 8YX

Location

Sovereign Court forms part of Llantrisant Business Park and is accessed via Sterling Drive off the A4119 (dual carriageway) approximately 4 miles north of junction 34 of the M4 motorway.

Nearby occupiers include Little Inspirations Day Nursery, MPS Education, Finnings (UK) Ltd, CAT, The Royal Mint and Persimmon Homes. Talbot Green Retail Park is located within a short drive where occupiers include Marks & Spencer, Boots, Pizza Hut, TK Maxx, Next, Argos and a Tesco Superstore.

Description

The property comprises a high quality detached two storey office building able to provide quality office accommodation over ground and first floors.

The accommodation provides the following specification:

- LED lighting
- Ceiling mounted comfort colling
- Perimeter trunking
- Floor boxes, and carpeted floors
- 8 person passenger lift
- Modern fitted kitchen
- Office & meeting rooms
- Male, female & disabled WC's

Accommodation

The property comprises the following Net Internal Area:

Floor	Sq ft	Sq m
Ground	2,709	251.7
First	2,748	255.3
Total	5,457	507

Car parking

28 car parking spaces are allocated with the building.

Tenure

The residue is of a 999 year ground lease at a peppercorn rent. Further information available upon request.

Price

£550,000 excl.



Rent

Upon application to agent.

Estate Service Charge

An estate service charge is payable to cover the Landlord's costs of running and maintaining the estate. Further details are available on request.

Business rates

Purchaser / Tenant to be responsible for the payment of business rates.

Interested parties should make their own enquiries to Rhondda Cynon Taff County Borough Council (Tel: 01443 681 081).

EPC

D 78. Report available upon request.

Legal Costs

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

VAT

The building is elected for VAT that will be charged on rent and service charge at the standard rate.

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FOR SALE / TO LET

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Viewing

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Highlights



Accommodation

High Specification



Location

Good links to M4



Terms

Long leasehold

November 2023

File number: Sterling House, Sovereign

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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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