



## £18,500 Per Annum

### Unit D7, Heol Y Twyn, Talbot Green Business Park, CF72 9FG

- Immediately available For Sale or To Let a modern industrial/warehouse unit providing approximately 221sq.m (2380sq.ft) Gross Internal Area of accommodation.
- Conveniently located on the Talbot Green Business Park a privately owned Business Park situated approximately 2½ miles from Junction 34 (Llantrisant Interchange) of the M4 Motorway.
- Immediately available For Sale virtual freehold at an asking price of £250,000 or To Let under terms of a new FRI Lease at a rental of £18,500 per annum exclusive.

### 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.

The Business Park is conveniently located on the outskirts of Talbot Green 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.

Unit D7 is a modern warehouse/workshop unit constructed around a steel portal frame with clear span and 5.7m to eaves and 6.9m to apex.

The property is constructed with brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

The property has the benefit of powder coated double glazed pedestrian entrance door and windows to office accommodation.

The property has the benefit of an electrically operated roller shutter door to the front elevation opening out onto a tarmac service yard and car park.

The property has the benefit of all mains services connected including mains gas and 3-Phase (100 amp) electricity supply.

### Accommodation

The property briefly provides the following accommodation:-

Warehouse/Workshop Accommodation - 181.4sq.m (1952sq.ft) GIA

Office/Ancillary Space - 39.6sq.m (428sq.ft) GIA

Total Accommodation – 221sq.m (2380sq.ft) GIA

### Tenure

The property is immediately available For Sale virtual

freehold being held under terms of a 999 year lease at a peppercorn rental at an asking price of £250,000.

The property is also offered up To Let under terms of a new Full Repairing and Insuring lease for a term of years to be agreed at a rental of £18,500 per annum exclusive.

### Business Rates

The Valuation Office Agency website advises a rateable value of £13,250. For rates payable contact RCT Council Rates Department.

### EPC

Energy Rating - Band C

### Legal Costs

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

### VAT

All figures quoted are exclusive of VAT if applicable.

### Service Charge

Purchaser/Tenant will be required to enter into the Estate Service Charge Scheme.

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole letting/selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

T 01446 773 500

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### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

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