

Watts & Morgan

TO LET



£10,500 Per Annum

Self Contained Office/Business Suite, 107 Talbot Road,
Talbot Green, CF72 8AE

- Immediately available To Let self-contained office/business suite providing approximately 51.6sq.m (555sq.ft) Net Internal Area of Accommodation
- Situated in a highly prominent and convenient location fronting Talbot Road within Talbot Green.
- Immediately available To Let under terms of a new lease for a term of years to be agreed on a Tenant Internal Repairing and Insuring only basis at a rental of £10,500 per annum exclusive

Location

The property is situated in a prominent and convenient location fronting Talbot Road the main vehicular thoroughfare serving Talbot Green. The property is conveniently located lying immediately opposite Talbot Green Shopping Park which is home to multi-national occupiers such as Marks & Spencer, Sports Direct and TK Max.

Talbot Green itself is conveniently located lying just 2 miles or so north of Junction 34 (Llantrisant Interchange) of the M4 Motorway via the A4119 dual carriageway. Cardiff lies approximately 15 miles to the east and Swansea 25 miles to the west.

Description

The property briefly comprises a ground floor self-contained office/business suite set within a modern 2-storey office building.

The available office suite provides cellular accommodation configured as 3 No. individual offices, entrance lobby, kitchen and unisex WC.

The office suite provides approximately 51.6sq.m (555sq.ft) Net Internal Area of Accommodation.

Tenure

The property is immediately available To Let under terms of a new lease for a term of years to be agreed on a Tenant Internal Repairing and Insuring only obligation.

Rental

Asking Rental £10,500 per annum exclusive.

Business Rates

The Valuation Office Agency website advise a rateable value of £5,500 from 1st April 2026 so ingoing tenant should benefit from 100% Small Business Rates Relief.

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.

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 agents:

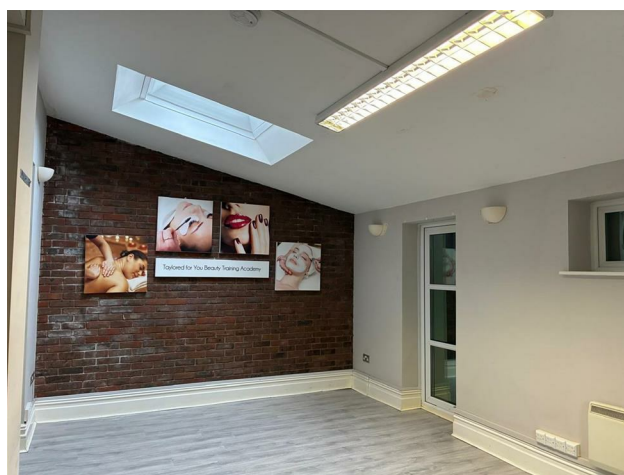
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