



TO LET

Unit 2, Talbot Green Business Park

Llantrisant, CF72 9FG

Modern Office Accommodation – from 955 to 3,295 sq ft



Location

The property is located on the established Talbot Green Business Park near Llantrisant. It forms part of a high-quality office and business development situated in an attractive elevated location, backing onto farmland and enjoying panoramic views from the front elevation. The business park is modern and conveniently located for motorway access off junction 34 of the M4, via the A4119 trunk road, and is within 15 miles of Cardiff City Centre.

The immediate area boasts excellent shopping facilities at both The Vale and Talbot Green Retail Parks as well as Leekes of Llantrisant. Adjacent occupiers include Bizziday Nursery, The Diamond Centre of Wales, Ecoglaze UK and Ride Bikes Wales.

Pontyclun Railway Station



<2 miles southeast

M4 Motorway



4 miles southeast

Talbot Green



1 mile

Cardiff



11 miles



Promap Licence Number: OS AC0000813445

Accommodation

Description

A relatively modern two storey office building constructed by Manning Construction where Building 2 represents the last phase of development at the park. The building is of steel frame construction with block work inner walls and brick work cladding under an insulated aluminium profiled pitched roof. Windows are double glazed aluminium framed units. Salient points include:

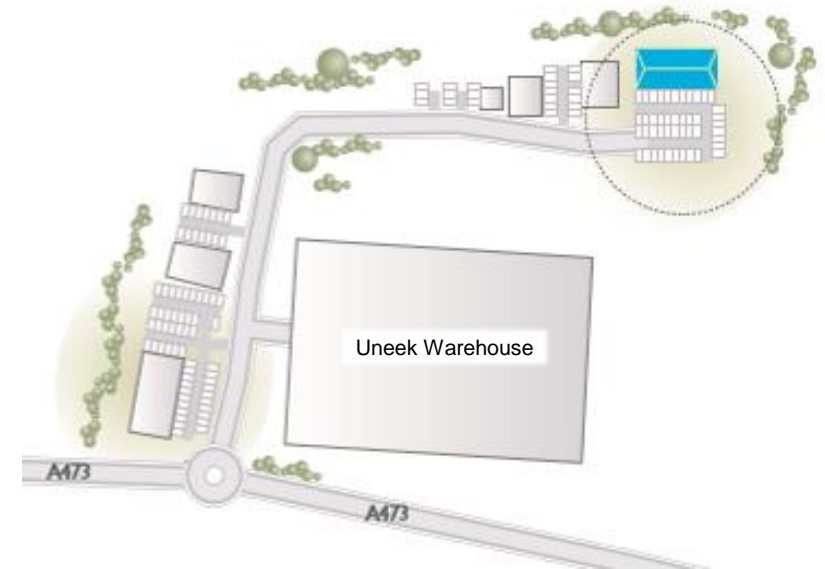
- Site area is 1.37 acres (0.56ha).
- Comfort cooled throughout.
- Suspended ceiling and fully carpeted over concrete floors.
- Perimeter trunking.
- Fully accessible lift.
- Car park (67 spaces) situated at front of property.

Service Charge

We understand that a service charge for the building is implemented and incorporated into the occupier leases and is capped at £3.50 psf excluding utilities.

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 1	2,340	217.39
Unit 2	955	88.72
Total	3,295	306.12



Suspended ceilings



Air conditioning



Onsite parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department at Rhondda Cynon Taf County Borough Council. Tel: 01443 281134 or (<https://www.planningservices@rctcbc.gov.uk>).

Business Rates

Indicative payable rates calculated at approximately £4.37 per sq ft. However, interested parties should make their own enquiries to Rhondda Cynon Taf County Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk).

Energy Performance Certificate

The EPC Rating is B (44), expiring in 2033. A full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

Rent

The property is offered to let for £10.50 per sq ft per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

18 Park Place
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www.alderking.com

AK Ref: GD/101309
Date: April 2025
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.