



Unit 4b and 4c Talgarth Business Park

Trefecca Road, Brecon, LD3 0PQ

To Let: Single Office Units, Ground Floor.

315 to 970 sq ft
(29.26 to 90.12 sq m)

- Well located in Talgarth Business Park
- WC and Welfare facilities
- LED lighting
- Car Parking

Unit 4b and 4c Talgarth Business Park, Trefecca Road, Brecon, LD3 0PQ

Summary

Available Size	315 to 970 sq ft
Rent	£15 per sq ft
Business Rates	Business rates exemption will apply
Service Charge	Included in the rent.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The property is a single storey business unit made up of 7 individual offices, accessed through a shared reception area.

There is a shared kitchen and WC facilities.

Each office suite benefits from suspended ceilings, recessed lighting, under floor heating and perimeter trunking.

Non allocated parking is available on site.

£15 psf pa inclusive of service charge

Business rates: relief will apply.

Location

The market town of Talgarth is located 9 miles to the east of Brecon and 7 miles south-west of Hay on Wye. The town is well connected to the surrounding road network which has benefitted from the Talgarth relief road. Talgarth Business Park is on the outskirts of the town centre, a short walk from the main town centre, shops and cafes.

Terms

The property is available by way of an internal repairing and insuring lease, terms to be agreed.



Viewing & Further Information



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