



Concept House

Unit 3, Talbot Green Business Park, Pontyclun, CF72 9FG

To Let: First floor office

3,270 sq ft
(303.79 sq m)

- Fitted and furnished
- Heating and cooling comfort cooling
- Generous Parking
- Secure site
- DDA compliant
- Shower facilities
- Lift

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Summary

Available Size	3,270 sq ft
Rent	£42,500 per annum
Rates Payable	£6.22 per sq ft £20,339 per annum
Rateable Value	£40,500
Service Charge	£7,500 per annum Electrical usage will be sub-metered and charged separately. Insurance will be charged separately at approx. £790 per annum.
Car Parking	13 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is a modern detached office building set in a secure and gated compound.

The available suite comprises a 1st floor self contained office, which is predominantly open plan with a range of meeting rooms and kitchenette. The specification includes: Comfort cooling and perimeter trunking.

The suite is currently furnished, which can be retained or removed to suit the occupiers preference.

The property is fully DDA compliant and has the benefit of male, female and disabled WC's, as well as a shower facilities.

Location

Talbot Green Business Park is a well established location, located approximately 2.5 miles from Junction 34 of the M4 Motorway.

The building is situated prominently at the front of the business park with with good visibility from the A473.

The business park is approximately 15 miles west of Cardiff, 8 miles east of Bridgend and 25 miles east of Swansea.

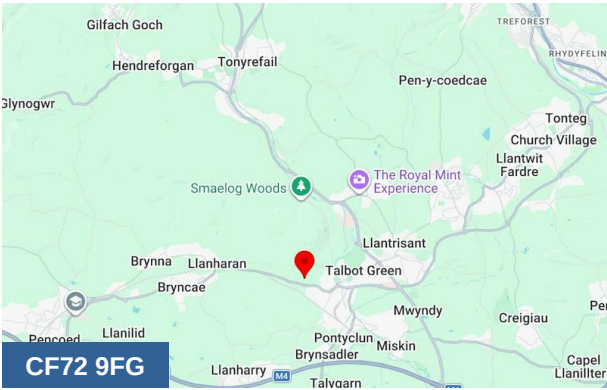
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Left	3,270	303.79	Available
Total	3,270	303.79	

Terms

The property is available to lease on terms to be agreed.



Viewing & Further Information



Mark Siddons
029 2034 6361
mark.siddons@coark.com



Tal Williams
02920 346 304
tal.williams@coark.com