



## Grove House

21-25 Talbot Road, Talbot Green, Pontyclun, CF72 8AD

**For Sale (May Let): Office in  
a prominent high street  
location.**

**2,427 sq ft**  
(225.48 sq m)

- Prominent location
- Potential for alternate uses (subject to planning)
- Air Conitioned
- Suspended Ceilings
- Open area to the rear of the property

# Grove House, 21-25 Talbot Road, Talbot Green, Pontyclun, CF72 8AD

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,427 sq ft                        |
| Price          | £325,000                           |
| Rates Payable  | £8,785 per annum                   |
| Rateable Value | £17,500                            |
| Service Charge | N/A                                |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (102)                            |

## Description

The property comprises a prominent office building in the centre of Talbot Green. The building is self-contained over two floors configured to provide a large reception area, together with a number of individual offices, kitchen and WC facilities.

The offices has gas central heating, with air conditioning units in some of the office areas.

To the rear, there is an enclosed paved yard and grassed area, together with an external spiral staircase.

## Location

Grove House is located within the town of Talbot Green, just 2.5 miles north of J34 of the M4. It also benefits from excellent road connectivity to the Rhondda Valleys and the Vale of Glamorgan.

Talbot Road is home to a range of local and national occupiers, which include Greggs, Ladbrokes and DG Weaver to name a few.

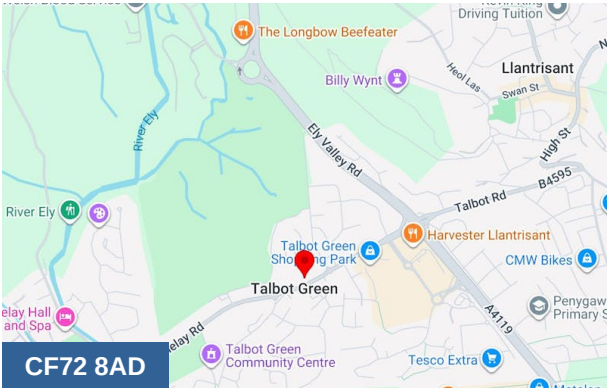
## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 1,162 | 107.95 |
| 1st    | 1,265 | 117.52 |
| Total  | 2,427 | 225.47 |

## Terms

The property is to be sold freehold. However, a lease would be considered for a term to be agreed.



## Viewing & Further Information



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