

TO LET

MODERN 3,270 SQ.FT. OFFICE ACCOMMODATION WITH PARKING

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA

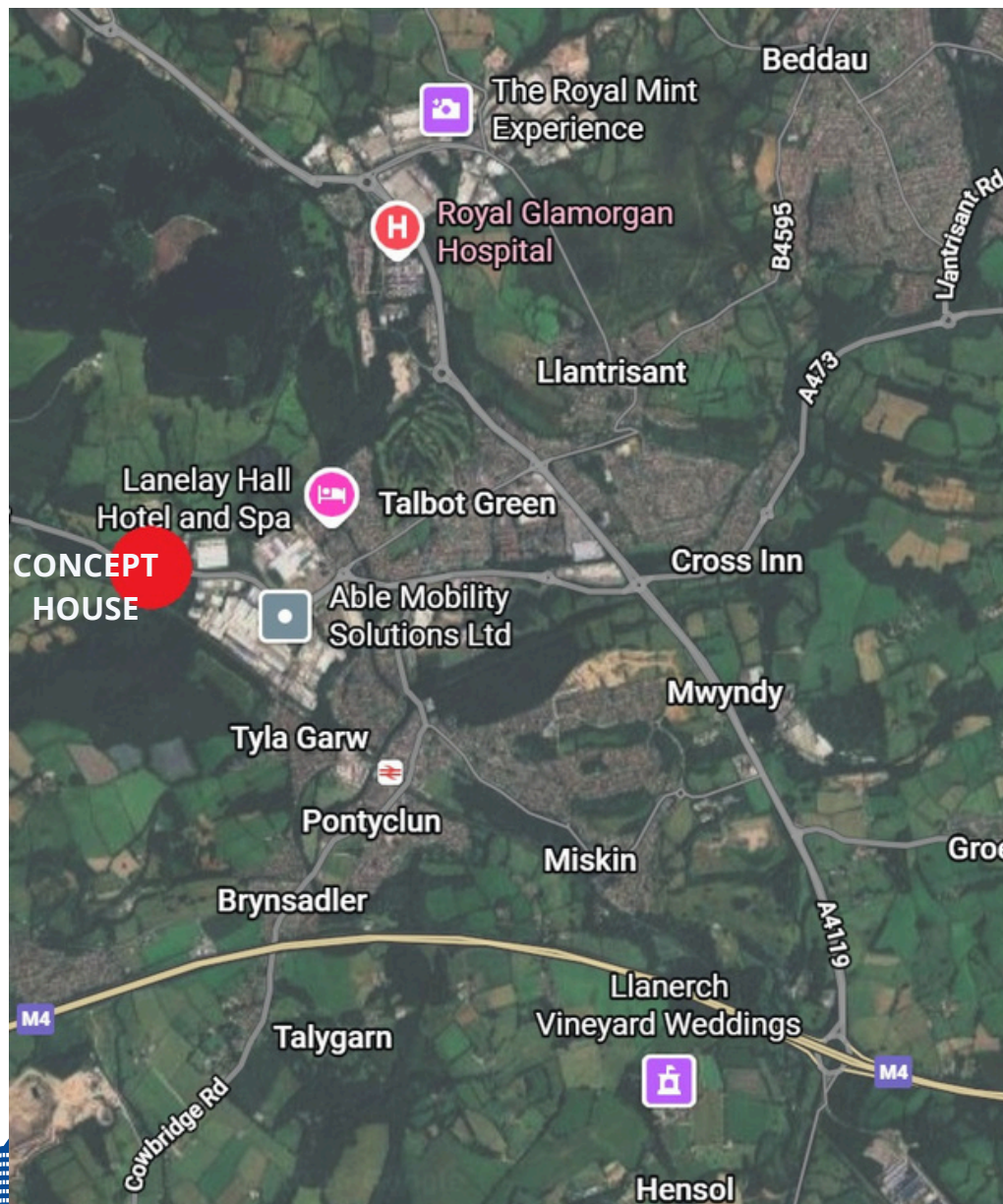


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Concept House, Talbot Green Business Park Talbot Green CF72 9FG







Location

Talbot Green Business Park lies immediately adjacent to L'Oreal, Talbot Green, near Llantrisant. The business park enjoys ease of access lying approximately 2.5 miles from Junction 34 (Llantrisant Interchange) of the M4 Motorway via the A4119 and A473 carriageways. Close to local amenities approximately 15 miles west of Cardiff, 8 miles east of Bridgend and 25 miles east of Swansea.

Talbot Green Business Park is a small development of high quality office and business units situated in an attractive business park setting on an elevated site overlooking Talbot Green.

Description

Currently available is flexible first floor office accommodation located within Concept House, Talbot Green Business Park, a modern detached office building laid out as four self-contained office suites around a shared central core.

The office suite is mainly open plan with meeting rooms and kitchen. The property is fully DDA compliant and has the benefit of male, female and disabled WC's together with a shower room. Specification includes comfort cooling and perimeter trunking.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

First Floor Suite 3 3,270 sq.ft. | 304 sq.m.

Car Parking

The property is set within a secure site and benefits from 13 allocated car parking spaces.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £40,500 | Rates Payable = £20,331

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a new Full Repairing and Insuring lease, terms to be agreed.

Rent

£14.00 per sq. ft. per annum plus VAT

Service Charge

The Tenant will be liable to pay a fair proportion of the upkeep and maintenance of the common parts.

Energy Performance Certificate

On application

VAT

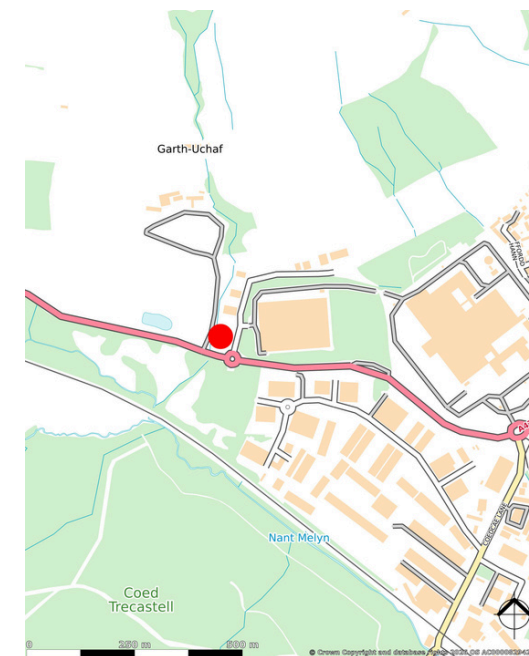
All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

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Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.
16/03/2026