



83a Talbot Road

Talbot Green, Pontyclun, CF72 8AE

£6,500 Per Annum

HARRIS & BIRT

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Opportunity to let a self contained first floor office with kitchen and WC facility located on busy thoroughfare above Allen & Harris Estate Agents.

### Location

The subject property is positioned on Talbot Road, the main thoroughfare of Talbot Green. The property benefits from excellent road connections via the A473 and in turn the A4119 which links with Junction 34 of the M4 Motorway approximately 3.5 miles to the south east. Cardiff is located approximately 13.5 miles to the south east and Bridgend is located approximately 11 miles to the south west.

### Description

The property comprises a first floor self contained office comprising 4 No offices, kitchen and WC facility. The property benefits from flooring throughout, painted walls, kitchen and electrically operated heaters. Access is provided through a shared entrance lobby with the ground floor tenant.

### Accommodation

From measurements taken on site, we have calculated the following approximate Net Internal Floor Areas:-

#### First Floor

Room 1 - 134 sq ft (12.4 sq m)  
Room 2 - 60 sq ft (5.6 sq m)  
Room 3 - 118 sq ft (10.9 sq m)  
Room 4 - 144 sq ft (13.3 sq m)  
Kitchen - 52 sq ft (4.87 sq m)  
WC - Unmeasured

Total Net Internal Area (NIA) circa 508 sq ft (47.2 sq m)

### Services

We have not tested any of the service installations and prospective occupiers are advised to satisfy themselves independently as to the state and condition of such items prior to the transaction completing. The property benefits from mains electricity, water and drainage.

### Price

£6,500 per annum.

### Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Rateable Value: £4,200  
Uniform Business Rate (UBR): 56.8

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority with regards to small business rates relief.

### VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is not applicable.

### Energy Performance Certificate

EPC Rating: D (86)

### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

### Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

### Arrange a Viewing

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office on 01446 771777, or email [Commercial@harrisbirt.co.uk](mailto:Commercial@harrisbirt.co.uk), to arrange a viewing appointment.

Contact: Daniel Jones BSc (Hons) MRICS or Kelly Lakin BSc (Hons) MNAEA (Comm)

Brochure created 18.03.25 Ref: OFCW27





FLOOR 2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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