FREEHOLD INVESTMENT

UNIT 2
Talbot Green Business Park

Llantrisant
CF72 9FG

CURRENT INCOME

£133,010 pa

GUIDE PRICE

£900,000

NIY

14.02%



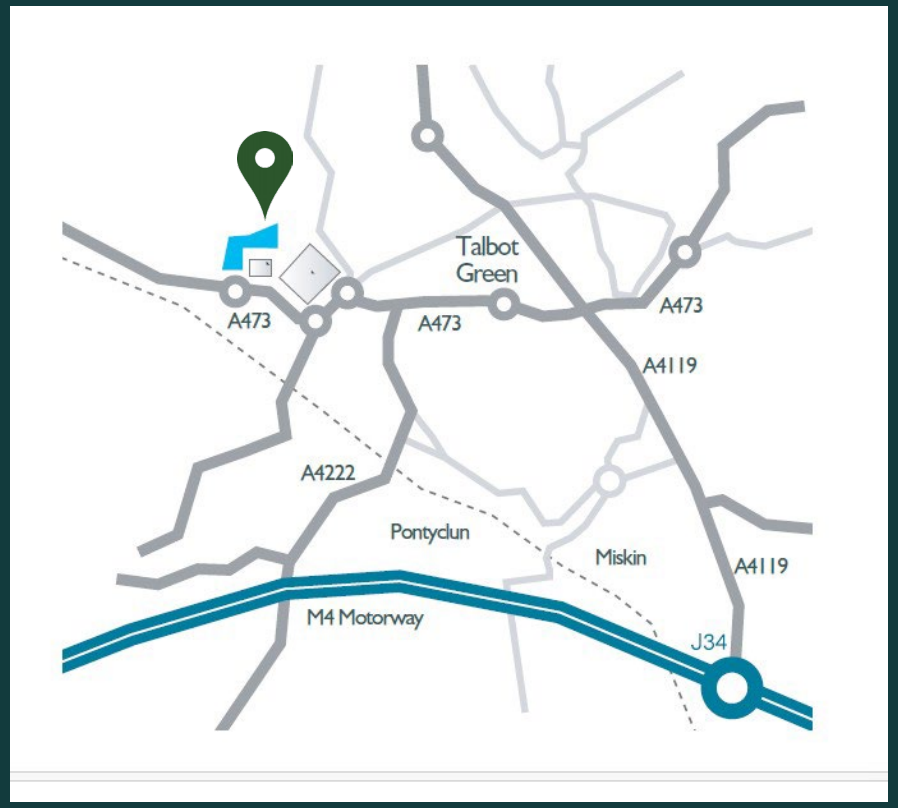
alder king
PROPERTY CONSULTANTS

SUBJECT TO CONTRACT

M4-connected location

The property sits within the established Talbot Green Business Park near Llantrisant - a modern office and business setting with an elevated outlook and direct access to the A4119 and M4 corridor via junction 34.

Retail and amenity provision is close by at The Vale and Talbot Green Retail Parks, and Cardiff city centre within 15 miles.



CONNECTIVITY AT A GLANCE

PONTYCLUN RAIL	TALBOT GREEN	M4 MOTORWAY	CARDIFF
<2 mi	1 mi	4 mi	11 mi

Established business park · panoramic outlook · strong local amenities

AERIAL CONTEXT

The building in its wider business setting

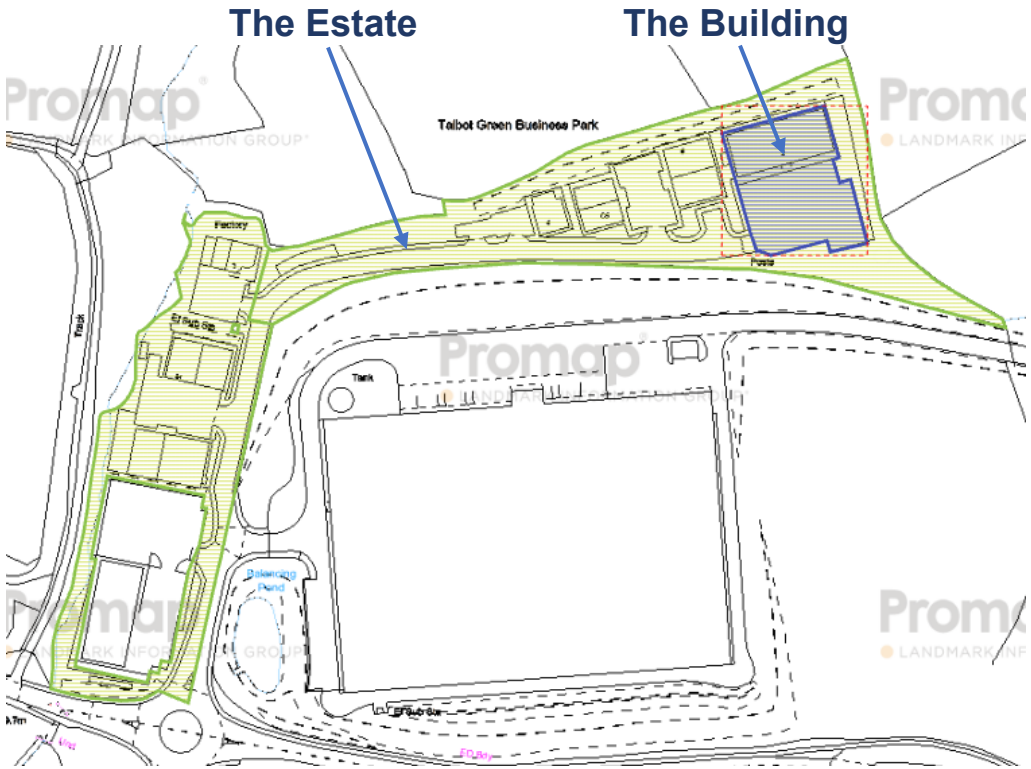
Elevated within the established Talbot Green Business Park, with open countryside immediately beyond.

Other occupiers on Estate include Bizziday Nursery, The Diamond Centre of Wales and Ride Bike Wales.

1.37 ACRES · 67 SPACES



A modern office asset with flexible accommodation



TITLE & ESTATE

999-year peppercorn lease from 1 July 2004. The freehold is included in the sale; estate service charge managed by Fisher German.

Built for efficient, modern occupation

- Built by Manning Construction as the park's final phase; two-storey steel frame with blockwork inner walls and brick cladding.
- Insulated aluminium-profiled pitched roof with double-glazed aluminium-framed windows.
- Comfort cooled throughout, with suspended ceilings, carpeted concrete floors and perimeter trunking.
- Fully accessible lift; four tenancies plus one vacant first-floor suite.

1.37
ACRES / 0.56 HA

12,790
SQ FT

67
SPACES / C. 1:200

Flexible space

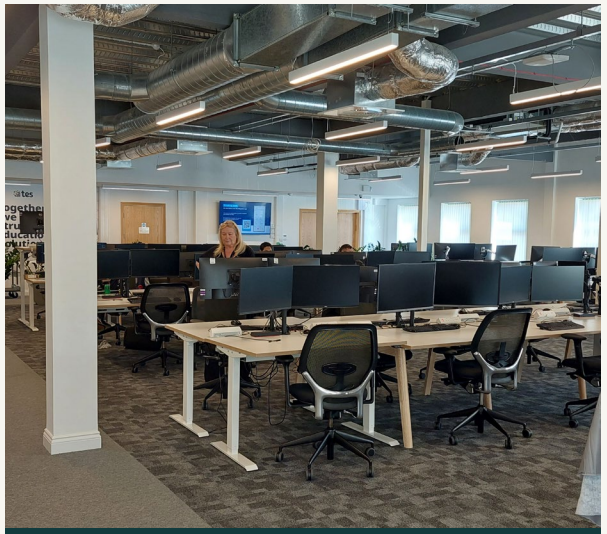
A mix of fitted, open-plan and vacant accommodation across the building.

PARKING RATIO

c. 1:200

67 spaces

PROPERTY GALLERY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02


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04


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Diversified income of £133,010 per annum

£133,010 TOTAL RENT PA

12,790 TOTAL SQ FT

8.5 YEARS WAULT (3.6 YEARS TO BREAKS)

UNIT	TENANT	AREA SQ FT	RENT PA	£/SQ FT	TERM / EVENT	NEXT REVIEW / BREAK	COMMENTS
Ground Floor West	**TES Global**	3,271	£32,740	£10.01	10 yrs to Sept 2035	Sept 2030 (both)	SC capped at £3.50 psf to Sept 2028
Ground Floor East	**TES Global**	3,262	£32,740	£10.04	10 yrs to Sept 2035	Sept 2030 (both)	SC capped at £3.50 psf to Sept 2028
First Floor West 1	**Bright Collie**	902	£11,250	£12.47	10 yrs to May 2034	May 2029 (both)	SC capped at £3.50 psf to May 2027
First Floor West 2	**Vacant**	2,357	£24,748.50	£10.50	—	—	Seller provides 12-month rent guarantee
First Floor East 3	**Innovate Trust**	2,110	£22,207.50	£10.52	12 yrs to Nov 2035	RR: Nov 2026/29/32/35 Breaks: 2029/32	
First Floor East 4	**Clifton Wealth**	888	£9,324	£10.50	5 yrs to Aug 2031	Break: Aug 2029	
TOTAL		**12,790**	**£133,010**				

Diverse income Low-risk profile



TES SHARE OF TOTAL INCOME

49%

Creditsafe rating 100 / A
Education technology and recruitment platform with more than 100 years of trading history.

Covenant Information

LATEST FINANCIAL SNAPSHOTS

TES GLOBAL

Teaching, school software, content and recruitment.

FY AUG 2025

£118.9m	£74.1m	£321.3m
turnover	pre-tax profit	net worth

BRIGHT COLLIE

Brand, positioning and marketing partner trading for more than 15 years.

INNOVATE TRUST

Person-centred supported living provider; established in 1967.

FY MAR 2025

£33.3m	£0.14m	£3.28m
turnover	pre-tax profit	net worth

CLIFTON WEALTH

Specialist financial services provider; part of Clifton Asset Management.

FY APR 2025

£4.59m	£0.96m	£1.56m
turnover	pre-tax profit	net worth

GUIDE PRICE

£900,000

(Nine Hundred Thousand Pounds)
Subject to contract and exclusive of VAT

NET INITIAL YIELD

14%

Allowing for purchaser's costs at 5.44%

CAPITAL VALUE

£70 psf

Includes a 12-month rent guarantee on the remaining vacant suite.

Proposal and key property terms

TENURE	Both long leasehold and freehold basis. A 999 year lease on the Building abut also the freehold of the Estate & Building. Purchaser will manage the Estate Service Charge.
PLANNING	Office consent advised; purchasers should make their own enquiries with Rhondda Cynon Taf CBC.
EPC	B (44), expiring 25 November 2033.
BUSINESS RATES	Indicative payable rates of approximately £4.37 per sq ft; purchasers should make their own enquiries.
SERVICE CHARGE	Building service charge of c. £4.49 psf, recouped from tenants. Estate service charge estimated at c.£0.70 psf which Unit 2 also contributes, managed by Fisher German.
VAT	The property is elected for VAT; however it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

Further Information

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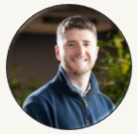
GERALLT DAFYDD



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AK Ref: OY/GD/101311
Date: October 2026 · Subject to Contract

IMPORTANT NOTICE

Alder King LLP is a Limited Liability Partnership registered in England and Wales, No. OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of Members is available at the Registered Office.

1 MONEY LAUNDERING REGULATIONS 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2 MISREPRESENTATION ACT 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3 CONTROL OF ASBESTOS REGULATIONS 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



FREEHOLD INVESTMENT OPPORTUNITY

SUBJECT TO CONTRACT

Unit 2 · Talbot Green Business Park

£133,010 pa income · Guide price £900,000

October 2026
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