

1 & 2 High Street

Penarth, Vale of Glamorgan, CF64 1EY



A fascinating opportunity to purchase a quality, versatile office space in a central Penarth location that also has fantastic potential as residential property subject to Change of Use. Two properties reconfigured as one space, this buildings offers a number of meeting spaces and rooms across three storeys including a kitchen and social room on the ground floor and a very impressive open plan top floor space with mezzanine, exceptional natural light and far reaching views. Viewing is highly recommended in order to appreciate all that this building has to offer. EPC: TBC.

**David
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Your local Estate Agent & Chartered Surveyor

£750,000

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Ground Floor

The ground floor comprises an entry porch that gives access to the social room and kitchen. The social room is a magnificent, industrial style space with exposed brick and stone work, wood burning stove, fixed seating, feature lighting and bifold doors and wooden shutters that open onto the front courtyard. The kitchen is fully equipped with storage units, single bowl sink, fridge freezer and dishwasher as well as two microwaves. There is a window from here into the store as well as sliding doors out into the courtyard. From the kitchen, there is access to the store, two toilets and a meeting room. The front, boardroom style meeting room has sliding doors out onto the front courtyard as well as two uPVC double glazed sash windows to the front. Both ground floor toilets are equipped with a WC, basin and extractor fan. The store provides useful space, and leads to a shower room.

Hall 5' 3" x 5' 3" (1.6m x 1.6m)

Social Room 21' 9" max x 24' 9" max (6.63m max x 7.54m max)

Kitchen 15' 0" x 11' 3" (4.57m x 3.42m)

Meeting Room 15' 2" plus recess x 9' 7" (4.63m plus recess x 2.91m)

WC 1 6' 2" x 8' 9" (1.87m x 2.67m)

WC 2 3' 6" x 8' 2" (1.07m x 2.49m)

Store 5' 3" x 15' 10" (1.6m x 4.82m)

Shower Room 9' 11" x 3' 1" max (3.02m x 0.93m max)

First Floor

The first floor has six separate rooms as well as the machine room with chilled server area. Rooms 5 and 6 are located at the rear of the building and have no natural light - previously used for post production work. There is a carpet and air conditioning unit in each as well as acoustic boarding in Room 5. Rooms 1, 2, 3 and 4 are located towards the front of the building and provide a range of options. Room 4 being stand alone and rooms 1, 2 and 3 interconnecting with access into room 2 from the landing. There is also a balcony off room 2. Each of these rooms have numerous phone, data and TV point and area extremely versatile.

Room 1 15' 1" plus recess x 10' 2" (4.6m plus recess x 3.1m)

Room 2 17' 0" into doorway x 10' 8" (5.18m into doorway x 3.24m)

Room 3 8' 11" x 11' 8" (2.72m x 3.56m)

Room 4 15' 1" x 13' 3" into recess (4.6m x 4.05m into recess)

Room 5 10' 6" x 12' 8" (3.19m x 3.86m)

Room 6 9' 10" x 12' 8" (3m x 3.86m)

Machine Room 12' 0" x 12' 6" (3.65m x 3.8m)

Second Floor

The top floor of these buildings is home to their most impressive space, an 800 sq ft open plan area with mezzanine and three additional rooms. This floor is superb office space but would also be a wonderful loft apartment and has so much natural light with windows to three sides as well as five Velux windows.

Main Area 22' 5" x 36' 11" (6.82m x 11.24m)

Room 1 14' 1" x 8' 4" (4.3m x 2.55m)

Room 2 14' 6" x 8' 5" (4.42m x 2.56m)

Room 3 9' 0" x 13' 4" into recess (2.75m x 4.06m into recess)

Mezzanine 17' 2" x 12' 2" (5.22m x 3.71m)

Outside

Front Courtyard

A paved front courtyard with secure access from High Street. Front door into the lobby and doors to the social room and meeting room. Bin store. Outside lights.

Notes and Points of Interest

This is two properties, currently offices, being sold as one (the building is currently rated as one, but there are two freehold titles). There are two gas central heating systems in the building and separate electrical systems as well as 3 Phase power for the plant room and cooled server rooms. Number 1 was originally a brewery to The Windsor public house next door. It was subsequently converted to a carpet warehouse, two bedroom apartment, artists studio and workshop. It then became film production offices in 2000, housing a very well-respected advertising agency and film company with air conditioned edit suites, social / client areas and cooled server rooms. Due to the steel installed as part of the conversion, the internal spaces have largely non-structural partition walls which can be removed or changed. Number 2 High Street was previously a ground and first floor two bedroom house with alleyway garden. Originally it would have been the coach house for dray horses for the brewery in number 1 and was rebuilt over 50 years ago. It was converted by the film company in 2010 which included the removal of all existing floors and the insertion of steel frame into the shell plus and addition of a full size 3rd floor.

Additional Information

Approximate Gross Internal Floor Area

3690 sq ft / 342.8 sq m.

Tenure

The properties are held on two separate freehold titles.

Current Rateable Value

£28,750 - with rates payable of £16,157.50.

Energy Performance Certificate

Floor Plan

















