



8a, Park Road,  
Whitchurch,  
Cardiff,  
CF14 7BQ

0 Bed Business

£5,500 Per Annum





\*\*\*\*FIRST FLOOR OFFICES WITH PARKING - WHITCHURCH VILLAGE\*\*\*\* A good looking first floor suite of offices, newly decorated throughout with new flooring on completion of new lease. Located very favourably above Lloyds Pharmacy on the busy retail parade at Park Road Roundabout and over the road from Whitchurch Library. The property has the benefit of two off road parking spaces to the rear, with access from the rear and front of the building. Double glazed with gas fired central heating. The property is available on a new lease from October 2023. Fees apply.

**ENTRANCE**  
11'8" x 3'4" (3.56m x 1.05m) max. Via metal staircase, front and rear access. Wood panelled walls, single glazed windows to side, single glazed front door. Polycarbonate roof.

**RECEPTION**  
12' x 8'2" (5.77m x 3.68m) max. Painted walls, suspended ceiling tiles, recessed speakers, T8 lighting. Double radiator panel with TRV. Alarm controls, phone points.

**REAR OFFICE**  
14'4" x 10'4" (4.39m x 3.17m) max. Painted walls, suspended ceiling tiles, recessed speakers, T8 lighting. Single and double radiator panels with TRVs. Double glazed uPVC window to rear.

**FRONT OFFICE**  
14'7" x 14'6" (4.47m x 4.43m) max. Painted walls, suspended ceiling tiles, recessed speakers, T8 lighting. Two double radiator panels with TRVs. Double glazed uPVC windows to front bay.

**OFFICE**  
7'11" x 7'7" (2.43m x 2.34m) max. Painted walls, suspended ceiling tiles. Double glazed uPVC window to front. Single radiator panel with TRV.

**SHOWER/WC**  
5'4" x 4'10" (1.64m x 1.48m) max. White suite comprising basin with chrome mixer taps set into vanity unit, low level WC, shower cubicle with Mira electric shower. Painted walls, textured ceiling. Chrome heated towel rail. Double glazed uPVC window to side.

**TEA MAKING**  
7'8" x 6'10" (2.34m x 2.09m) max. Red and white units with grey work surface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Space for fridge. Double glazed uPVC window to rear. Single radiator panel with TRV. Baxi regular boiler, heating controls and Hyco electric water heater.

**OUTSIDE**  
Enclosed corridor from front to metal staircase. Additional access from car park.

**TERM**  
New Lease Available from October 2023 - New Terms Negotiable.

**RENT**  
£6500 per annum exclusive for initial year.

**INSURANCE**  
Full Repairing Lease.

**LEGAL COSTS**  
Each party is responsible for their legal costs.

**PARKING**  
Off Road Parking to rear for 2 vehicles.



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CONTACT

EMAIL

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WEBSITE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

