



21, Penlline Road,  
Whitchurch,  
Cardiff,  
CF14 2AA

0 Bed Business

£5,000





**\*\*\*OFFICE SUITE\*\*\* WHITCHURCH VILLAGE\*\*\*** Ground floor office available within an established professional setting in the heart of the village. Shared kitchen and wc facilities with communal access from the rear car park. Service charge applied to cover utilities whilst we understand the office is individually rated. The building leads to the public car park though private parking spaces are available for an additional premium. New lease available with terms to be negotiated. Immediately available, subject to contract.

**DESCRIPTION**

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**OFFICE 1 - GROUND FLOOR**

271 sq.ft. - approx  
One single room with windows to each end.

**RENT**

Office 1 - £5000 per annum

Rents are INCLUSIVE OF VAT.

**SERVICE CHARGE**

Applicable to cover Utilities/Buildings Insurance/Communal Area Cleaning - premium to be confirmed.

**RATES**

Each office is individually rated by the council and rates are payable.

**PARKING**

Off road parking with public car park immediately outside the building.

Private parking is also available upon request and offered at £500 per space per annum.



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£5,000

CONTACT

EMAIL

lettings@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
15.2 sq.m. (271 sq.ft.) approx.



GROUND FLOOR PLAN WITH SHARED KITCHEN AND WC  
TOTAL FLOOR AREA - 15.2 sq.m. (271 sq.ft.) approx.