

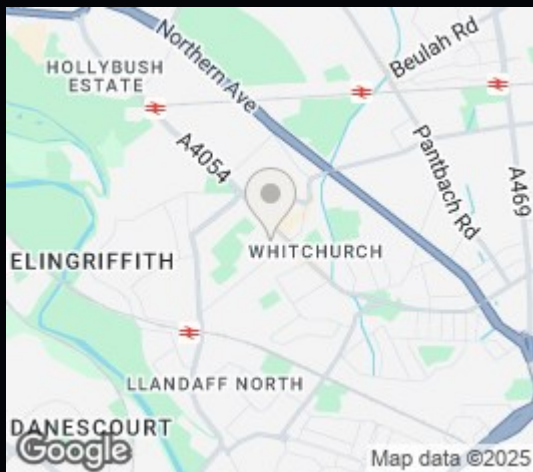


THOMAS H
WOOD

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

0 Bed Business

£500 Per Month



*****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. VAT is applicable.

DESCRIPTION

*****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.

OFFICE 1 - GROUND FLOOR

271 sq.ft. - approx

One single room with windows to each end.

RENT

Office 1 - £5000 per annum plus vat

Please note that this property is elected for 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.

£500 Per Month

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
19.2 sq.m. (271 sq.ft.) approx.



GROUND FLOOR OFFICE WITH SHARED KITCHEN AND WC
TOTAL FLOOR AREA - 19.2 sq.m. (271 sq.ft.) approx.
The above information is for general information only and does not constitute an offer of a lease. The actual details of the lease will be set out in the lease agreement. The information is provided on an 'as is' basis and is not intended to be relied upon as a basis for investment or other financial decisions. The information is provided for your information only and is not intended to be relied upon as a basis for investment or other financial decisions. The information is provided for your information only and is not intended to be relied upon as a basis for investment or other financial decisions.