



325 - 327 PENARTH ROAD,
CARDIFF.
CF11 8TT

RENT

£7,800 PAX



GROSS FLOOR AREA:
40.13 SQ M (432 SQ FT)



OFFICE UNIT

- WELL ESTABLISHED COMMERCIAL LOCATION TO MAIN ARTERIAL ROUTE IN/OUT OF THE CITY CENTRE
- PROMINENT MAIN ROAD FRONTAGE
- TO A SECURE FENCED AND GATED SITE
- FLEXIBLE TERMS

This self-contained office unit comprises carpet to floor, electric modern panel heating, CAT 6 LED lighting, alarm system, communal W. C's and tea point. The Office is located within a fully fenced and gated secure site and has its own access via a roller shutter door.

24 Hour Access & Parking.

(Further information available upon request).

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: C : 64

FLOOR AREA APPROX: 40.13 SQ M (432 SQ FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated to Penarth Road, a primarily industrial/retail area within close proximity to Cardiff City Centre. The location benefits from easy access to the public transport network and the local road system, including the M4 motorway via the A4232.

Other companies situated to Penarth Road include Dreams, Pumping Station, a number of car show rooms and garages and Royal Mail.

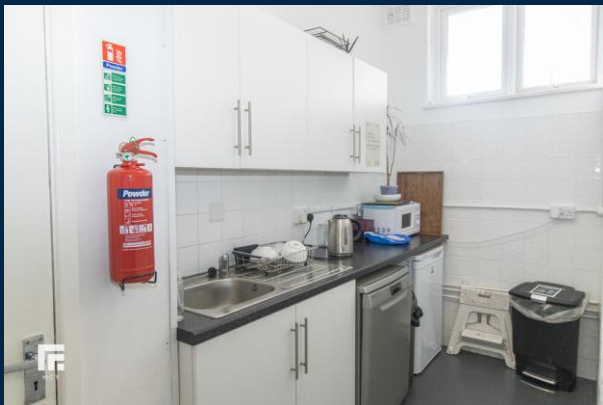
ACCOMMODATION

The accommodation briefly comprises:

Office 40.13 sq.m (432 sq.ft)

Communal W.C & Tea Point

Total NIA – 40.13 sq.m (432 sq.ft)



TENURE/TERMS

The accommodation is available on an Internal Repairing and Insuring basis for a flexible term of years to be negotiated.

SERVICE CHARGES

A service charge is to be included in the rental figure. Further information can be made available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

C:64

Copy certificate available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT Under the Finance Acts 1989 and 1997, VAT may be levied on the rental price. We recommend that the potential tenants establish the VAT implications before entering into any agreement.

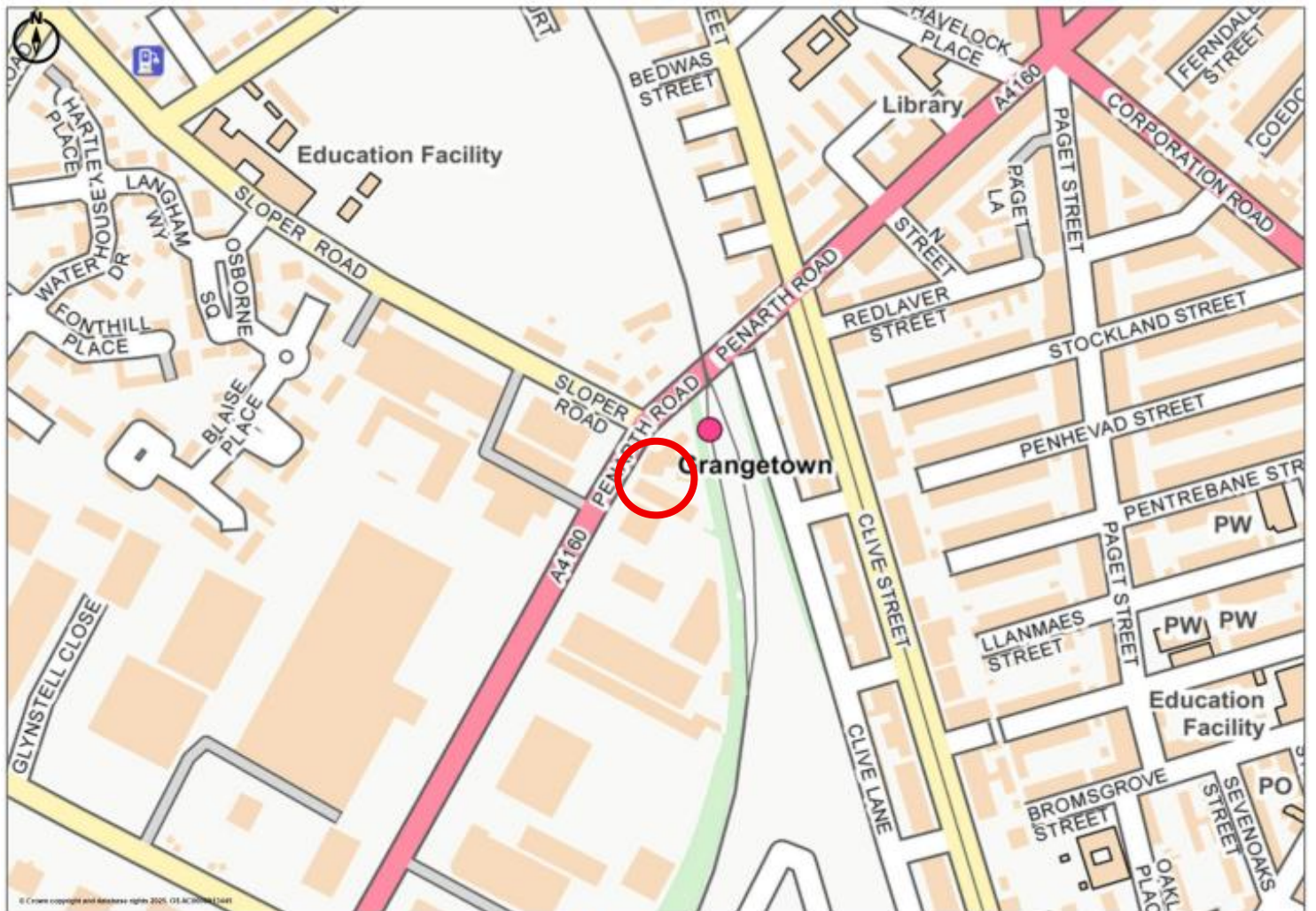
ANTI-MONEY LAUNDERING

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



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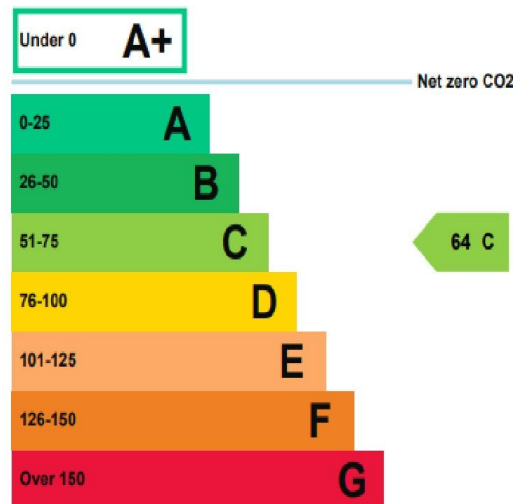
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LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size - A4



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This property's energy rating is C.



CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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