



VILLA HOUSE,
7 HERBERT TERRACE,
PENARTH.
CF64 2AH

RENT

£950 P.C.M



NET INTERNAL AREA :
33.31 SQ.M (359 SQ.FT)



GROUND FLOOR OFFICE TO LET

- GROUND FLOOR UNIT WITH WINDOW STICKER ADVERTISING POTENTIAL
- SOUGHT AFTER LOCATION
- FLEXIBLE TERMS
- ALL-INCLUSIVE RENT
- PARKING TO REAR

The accommodation comprises of a ground floor bay fronted office to a three-storey property with 1no. parking space to the rear car park.

The office benefits from track spot lighting, laminated wood flooring, newly installed electric panel heating, built in storage, as well as communal tea-point/kitchen facilities and shared W.C. facilities.

The property benefits further from intercom access and is alarmed. There is access to the rear car park within the demised space.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: D : 78

FLOOR AREA APPROX: 33.31 S.M (359 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Penarth is a seaside town overlooking the Severn Estuary within the Vale of Glamorgan, and is situated approximately 5 miles south west of Cardiff City Centre.

There is relatively swift access to the M4 via Cogan Spur (A4044) the Grangetown link road dual carriageway (A4232) which leads to Junction 33 via Culverhouse Cross.

The subject property is situated to a prominent position on Herbert Terrace located to the fringe of Penarth Town Centre, within close proximity to Stanwell, Plymouth, Hickman and Station Road which runs directly through the town centre.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor

Office Room 1 (Front) - 19.74 sq.m (213 sq.ft)

Office Room 2 (Rear) - 13.57 sq.m (146 sq.ft)

Net Internal Area - 33.31 sq.m (359 sq.ft)

TENURE/TERMS

The accommodation is available on an all-inclusive rent (minus internet + telecommunications). A flexible term to be negotiated.

GROUND FLOOR (FRONT) £950 p.c.m £11,400 p.a.x

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

D : 78

Copy certificate available on request.

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

LEGAL COSTS

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

AML (ANIT-MONEY LAUNDERING)

The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.

VAT

In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.

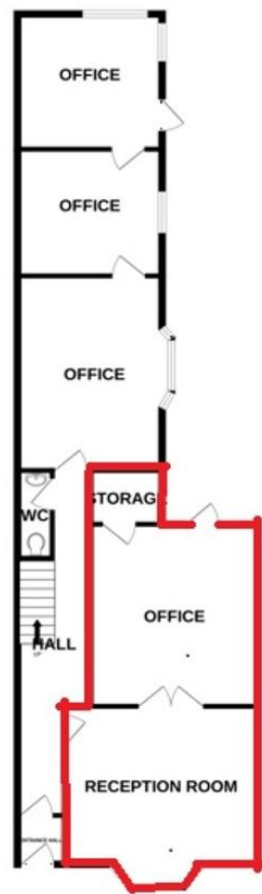


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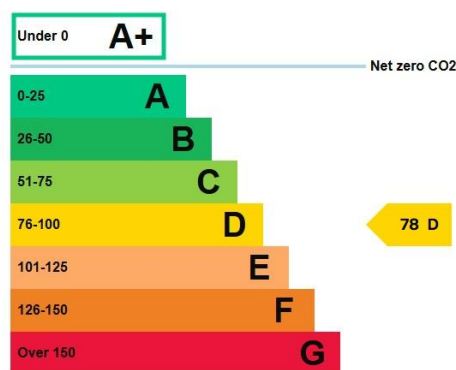


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Ground Floor



PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



CARDIFF 029 2046 5466

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



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