



**4 PLYMOUTH ROAD**  
PENARTH,  
VALE OF GLAMORGAN.  
CF64 3DH

RENTS FROM

**£500PCM**



**NET INTERNAL FLOOR AREA:  
FROM 7.59 SQ.M. (82 SQ.FT.) TO  
74.92 SQ.M. (806 SQ.FT)**



**LOWER GROUND FLOOR OFFICE/TREATMENT ROOM**

- FLEXIBLE TERMS
- MULTIPLE OFFICES AVAILABLE WITH OPTION TO COMBINE

The office/treatment rooms available are located to the lower ground and second floor of a four storey Grade II listed commercial use property, comprising of dental/clinical use treatment rooms within the remaining occupied floors.

The premises benefit from 1no. Office/Treatment Rooms plus WC facilities to the basement with 3no. Office/Treatment Rooms to the second floor with WC facility plus tea-point and waiting/reception area.

## 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 Plymouth Road located to the fringe of Penarth Town Centre, within close proximity to the junctions of Stanwell, Plymouth and Hickman Road.

## ACCOMMODATION

### LOWER GROUND FLOOR

Front Room 1	25.7 sq.m	(276 sq.ft)
plus Communal WC & Kitchen Facilities		

### SECOND FLOOR

Front Room 1	21.99 sq.m	(237 sq.ft)
Middle Room 2	7.59 sq.m	(82 sq.ft)
Rear Room 3	19.64 sq.m.	(211 sq.ft)
plus Communal Tea-point, Reception/Waiting Area and WC Facilities		

<b>TOTAL AREA</b>	<b>74.92 sq.m.</b>	<b>(806 sq.ft)</b>
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## TENURE/TERMS

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

Lower Ground Floor Office	£500pcm	£6,000p.a.x
Second Floor Front Office	£500pcm	£6,000p.a.x
Second Floor Middle Office	£300pcm	£3,600p.a.x
Second Floor Rear Office	£500pcm	£6,000p.a.x

**TENURE: LEASEHOLD**

**ENERGY EFFICIENCY RATING: D : 96**

**TOTAL FLOOR AREA APPROX: 74.92 SQ.M. (806 SQ.FT)**

**VIEWING: STRICTLY BY APPOINTMENT**

## SERVICE CHARGES

A service charge is to be levied with respect to common expenditure. 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** **96 : D**

Copy certificate available on request.

## LEGAL COSTS

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

## REFERENCES/DEPOSITS

A prospective tenant may need to provide Financial, Trade and Landlord references contact details upon request. A deposit may be payable subject to prior agreement.

## VAT

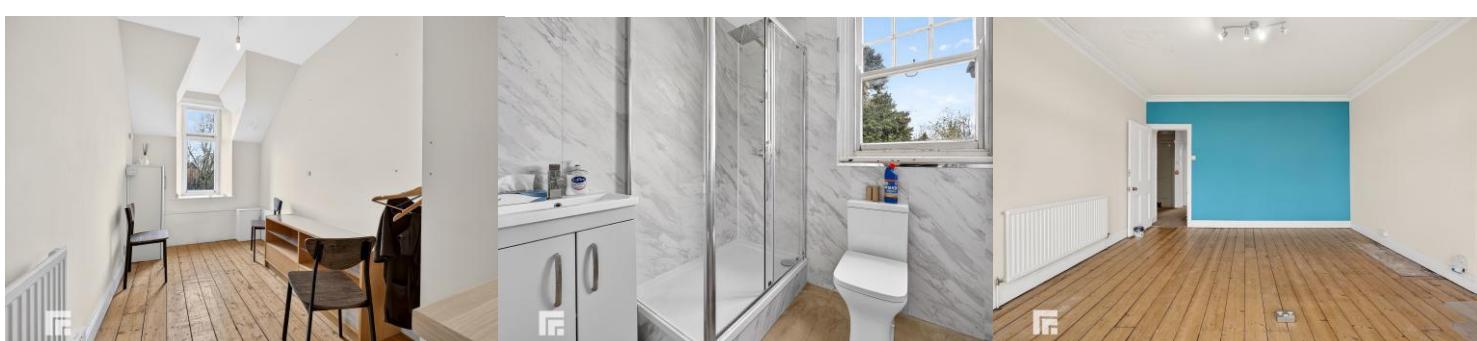
In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.

## ANTY-MONEY LAUNDERING

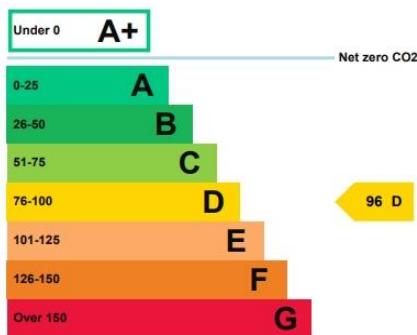
The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.



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**CARDIFF 029 2046 5466**

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



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