



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

RENT

£550PCM



**NET INTERNAL AREA:
23.46 SQ.M. (252 SQ.FT)**



FIRST FLOOR REAR OFFICE TO LET

- AVAILABLE FROM 1ST MARCH 2026
- FLEXIBLE TERMS
- SOUGHT AFTER LOCATION
- ALL INCLUSIVE RENT

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: D : 78

FLOOR AREA APPROX: 23.46 SQ.M. (252 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

TENURE/TERMS

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

FIRST FLOOR (REAR) £550 p.c.m £6,600 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.

LEGAL COSTS

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

AML (ANTI-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.

The accommodation comprises of a first-floor rear office to a three-storey commercial property.

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

The property benefits further from intercom access and is alarmed.

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:

First Floor -

Rear Office 23.46 sq.m. (252 sq.ft)

Net Internal Area - 23.46 sq.m. (252 sq.ft)

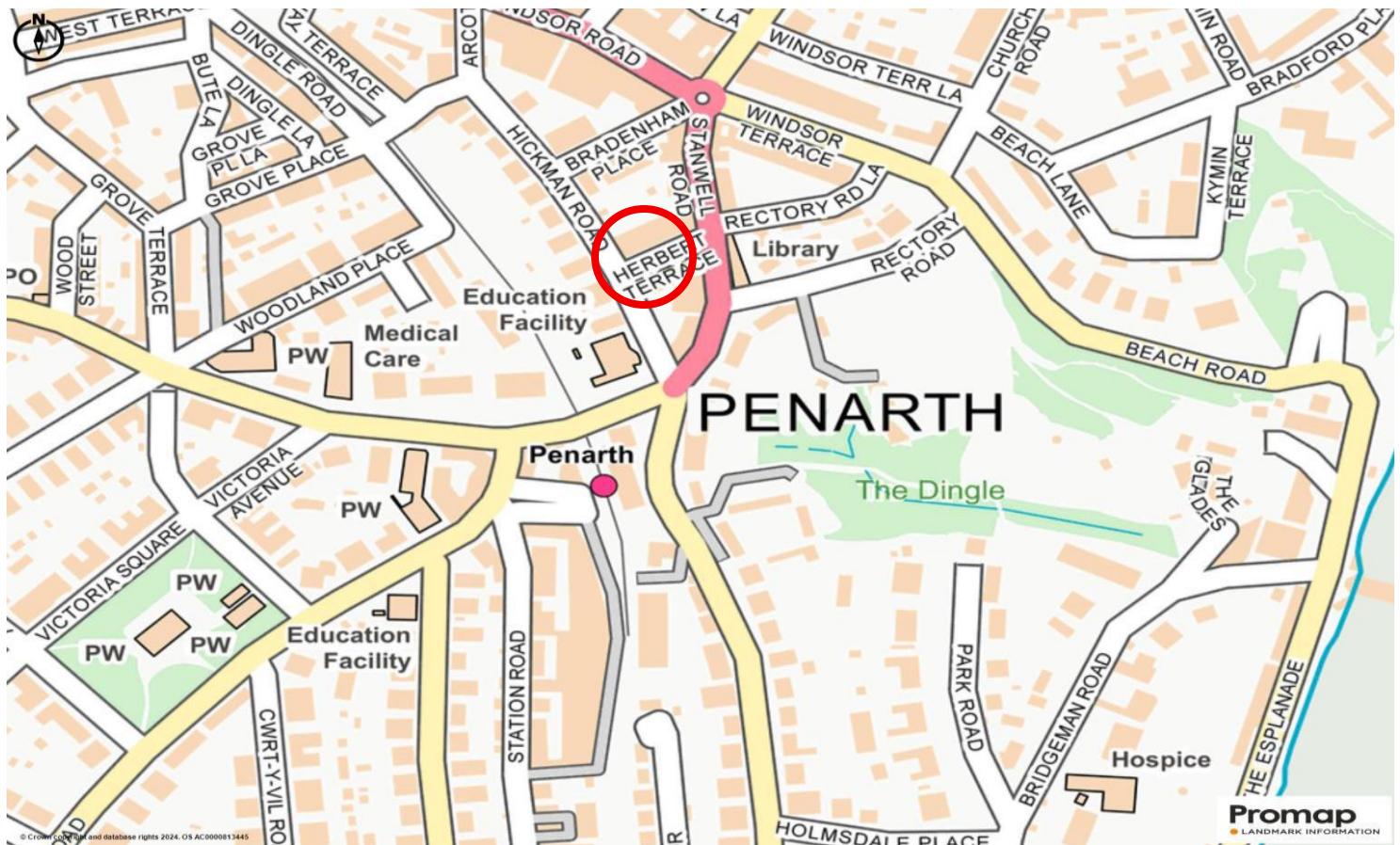
REFERENCES/DEPOSITS

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.



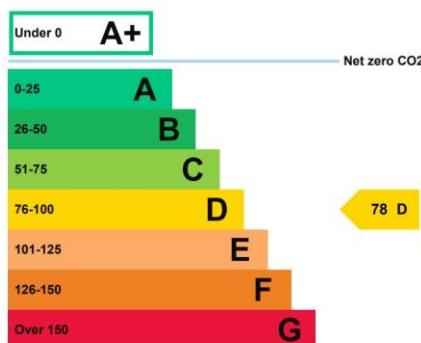
M G Y . C O . U K

7 HERBERT TERRACE, PENARTH. CF64 2AH



7 HERBERT TERRACE, PENARTH. CF64 2AH

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK