



325 - 327 PENARTH ROAD
CARDIFF.
CF11 8TT

RENT

£4,800PAX
(£400 P.C.M)



**NET INTERNAL AREA:
20.55 SQ.M (221 SQ.FT)**



FIRST FLOOR OFFICE/STUDIO TO LET

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

This unit is split into two offices which benefit from ceramic tiled flooring, electric heating, air conditioning and CAT 5 LED lighting.

The accommodation also benefits from an alarm system, communal W.C and kitchen.

The office unit is located within a fully fenced and gated secure site and the entrance to the block is secured with roller shutters.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: C : 64

FLOOR AREA APPROX : 20.55 SQ.M (221 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 Halfords, a number of car show rooms, garages and Royal Mail to name a few.

ACCOMMODATION

The accommodation briefly comprises:

First Floor -

Office - 10.57 sq.m (114 sq.ft)

Office - 9.98 sq.m (107 sq.ft)

Communal W.C & Kitchen

Net Internal Area - 20.55 sq.m (221 sq.ft)



TENURE/TERMS

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

First Floor Offices/Studios £400 p.c.m (£4,800PAX)

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

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

ANTI-MONEY LAUNDERING

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



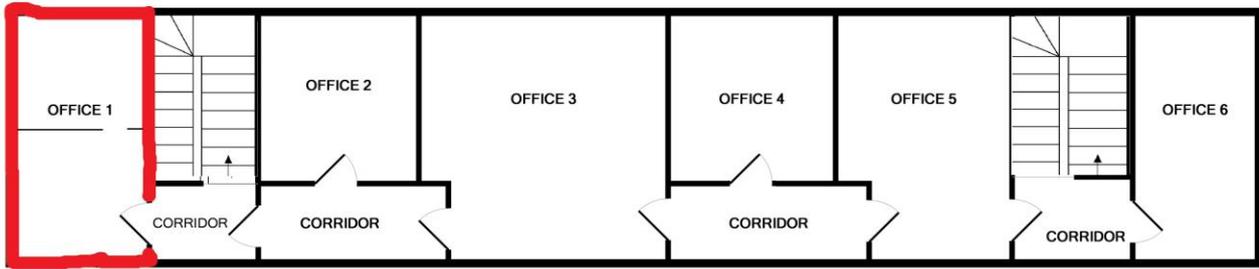
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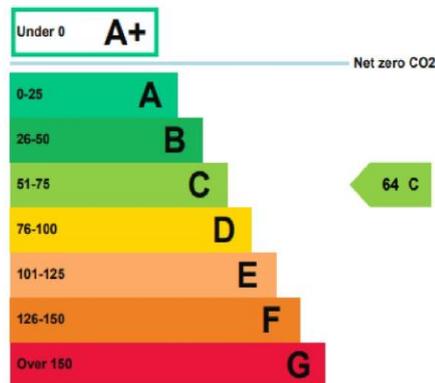
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1ST FLOOR

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

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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