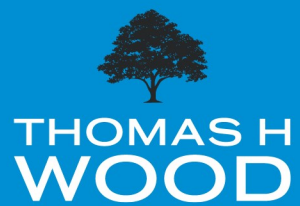




Hickman Road,
Penarth, Cardiff,
CF64 2AJ



PCM
£2,000 PCM

0 Bedrooms
Office

To Let – Super First & Second Floor Offices

3 Hickman Road, Penarth, CF64 2AJ

£24,000 per annum | New Lease Available

Located in the heart of Penarth, this attractive period building offers new, upgraded and versatile office accommodation across the first and second floors. Situated on Hickman Road, a sought-after and convenient location, the property provides a professional working environment ideal for businesses seeking space in a prime town setting.

The premises have been completely refurbished and benefit from a private side entrance, excellent natural light from large bay windows, and a mixture of open-plan and individual office rooms. The space would suit a range of occupiers including professional services, medical, or creative industries (subject to necessary consents).

Key Features:

- First and second-floor office accommodation
- Prestigious period property with character features
- Side access and private entrance
- Flexible layout to suit various business uses
- New lease available – terms to be agreed
- Rent: £24,000 per annum exclusive

Location:

Penarth is a vibrant and affluent seaside town just south of Cardiff, offering a blend of professional businesses, boutique shops, cafes, and restaurants. The property is ideally positioned a short walk from Windsor Road and Stanwell Road, both offering a wide range of local amenities. Public transport links are excellent with Penarth railway station and multiple bus routes nearby, while road access to Cardiff and the M4 corridor is convenient. This is a fantastic opportunity for a business looking to establish or expand in one of South Wales' most desirable coastal towns.

Viewing:

Strictly by appointment with the sole agent.

**FIRST FLOOR FRONT OFFICE**

Front office

19' 0 x 15' 7

FIRST FLOOR MIDDLE OFFICE

Middle office

12' 8 x 12' 10

FIRST FLOOR REAR OFFICE

Rear office,

12' 7 x 9' 4

FIRST FLOOR KITCHEN

Kitchen

Fitted wall and floor units, stainless steel sink and drainer. Combi boiler.

WC

W.C

Two low level w.c.

SECOND FLOOR REAR OFFICE

Rear office

9' 2 x 10' 2

SECOND FLOOR SIDE OFFICE

Side office

10' 4 x 13' 3



Features

- First and Second Floor Offices in Prime Penarth Location
- Refurbished Versatile Office Accommodation over Two Floors
- Sought After Hickman Road Location
- Off Road Parking to Rear
- Gas Central Heating
- New Lease Available - Terms Negotiable
- Monthly Rent £2000
- Full Repairing and Insuring
- Available Immediately



Information

- Tenure:
- Council Tax Band:
- Floor Area: 1124.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



0 BEDROOMS



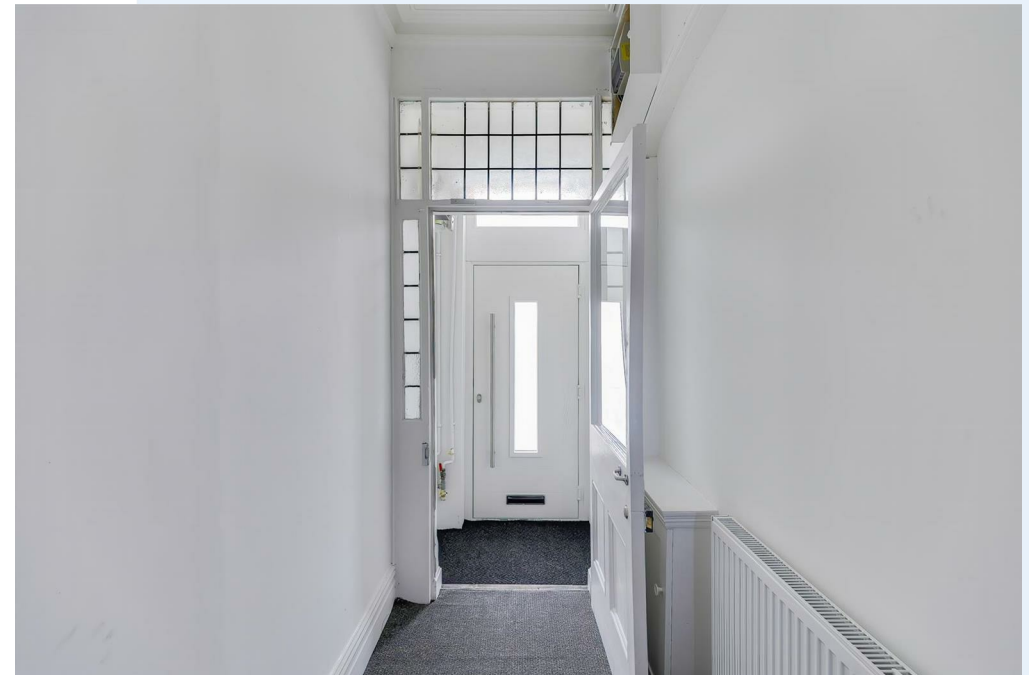
2 BATHROOMS

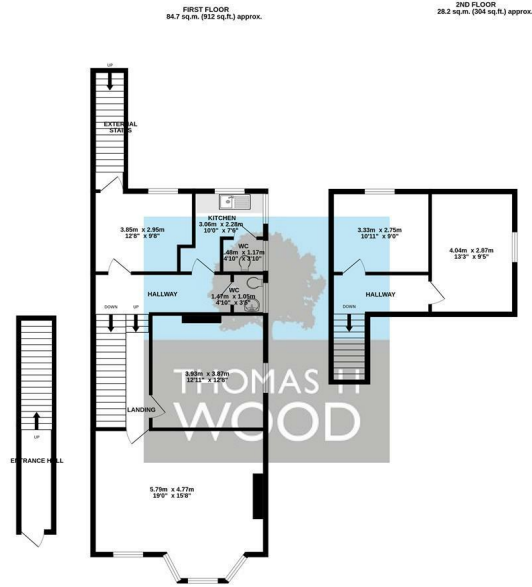


5 RECEPTION ROOMS



ENERGY RATING: C





TOTAL FLOOR AREA: 112.9 sq.m. (1215 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are approximate and should not be relied upon for any legal or financial purposes. The actual layout and dimensions may vary and should be checked by any prospective purchaser. The actual layout and dimensions shown here are not to scale and are for guidance only. Measurements are to the best of our knowledge and are not guaranteed.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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