

**OFFICE SUITE  
WITH PARKING  
64.35 SQ.MT (693 SQ.FT)**

**TO LET**

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

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**128 NEWPORT ROAD  
CARDIFF  
CF24 1DF**

**Particulars**

**LOCATION**

128 Newport Road is located approximately ¾ of a mile to the east of Cardiff City Centre on the A4161

Newport Road is an established office location with a mix of other commercial uses in modern purpose built buildings or converted former Victorian residences.

It lies on a bus route and close to the local facilities in Clifton Street and within walking distance of Queen Street railway station and Cardiff's premier shopping street.

**DESCRIPTION**

The available space comprises an office suite of three adjoining rooms and a store off a central lobby located on the second, top floor of the period property.

Shared toilet facilities are located on the first floor with a kitchenette on the ground floor.

Two dedicated parking spaces are allocated to the accommodation, located to the rear of the building. There are also five visitor spaces.

**ACCOMMODATION**

From the lobby the suite comprises the following rooms;

	<b>SQ.MT</b>	<b>( SQ.FT)</b>
Room 1	24.4	( 262)
Room 2	17.1	( 184)
Room 3	17.35	( 187)
Stores	5.5	( 60)
<b>TOTAL</b>	<b>64.34</b>	<b>( 693)</b>

**TERMS**

The suite is available by way of a new lease on effectively full repairing and insuring terms for a period of 5 years. The cost of lighting, heating and shared accommodation will be recovered by way of a service charge.

**RENT**

**£7,500 per annum** exclusive of service charge.

**RATES**

The first and second floors are currently rated together under one assessment of £10,500 and the entry in the Rating List will need to be amended accordingly.

**LEGAL COSTS**

The ingoing tenant is to bear both their own and the Landlord's costs in preparing the lease.

**VIEWINGS**

Viewings can be arranged by appointment with us

Burnett Davies  
21 Penlline Road,  
Whitchurch,  
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CF14 2AA

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Subject to contract and availability.



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