

NEW BUILD OFFICES

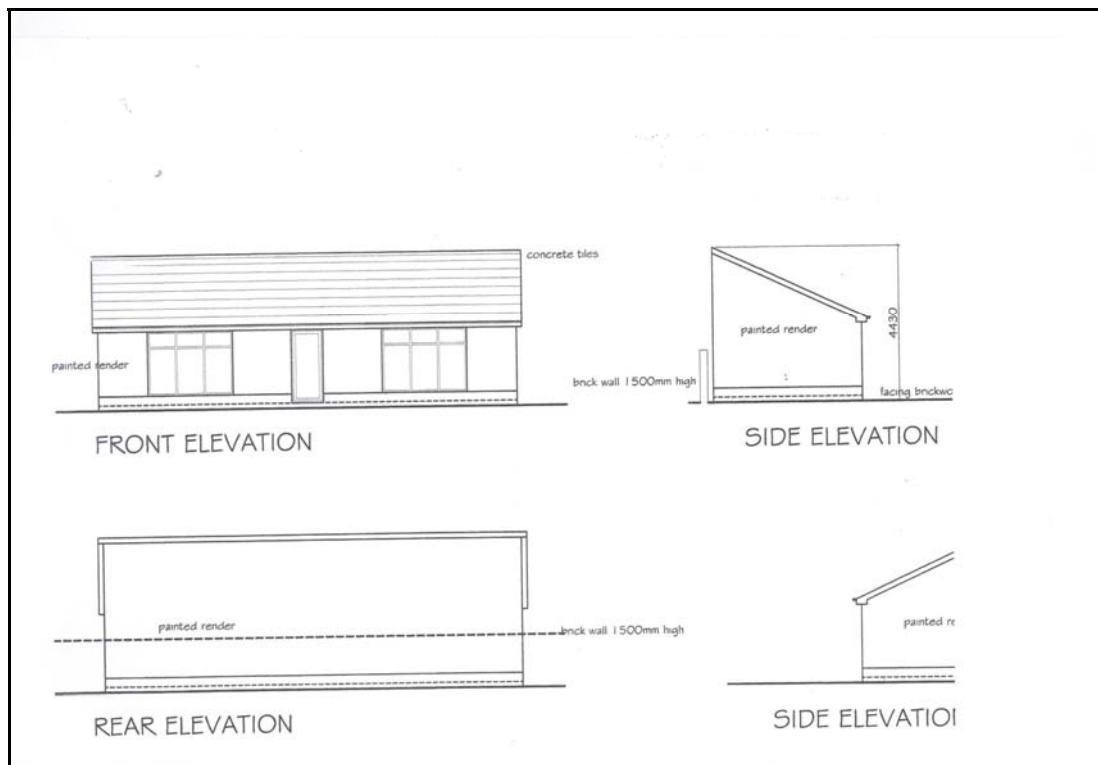
TO LET

44.68 SQ MT (480 SQ FT)

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

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**REAR OF
106 CAERPHILLY ROAD
CARDIFF
CF14 4AG**

Particulars

LOCATION

The subject property is located on the east side of Caerphilly Road close to the junction with Heathwood Road in a parade of shops occupied by Barclays Bank, Linn Sound Systems, Elements hair salon and a barbers shop. Opposite is the landmark public house, The Birchgrove.

The location is a popular suburban pitch populated by a variety of convenience retailers, local businesses and service providers including a branch of the Spar, Lloyds Pharmacy, Principality building society and an AGA store franchise.

DESCRIPTION

Available in February 2010, the new build will be accessed via the right hand side of the retail unit and will comprise a single storey office suite benefiting from W/C and kitchenette facilities.

The ingoing tenant will also benefit from two parking spaces, located to the front of the property.

ACCOMMODATION

The unit will comprise the following approximate dimensions and net internal floor areas :-

	SQ.MT	(SQ.FT)
TOTAL	44.68	(480)

TERMS

The unit is available by way of an effectively Full Repairing and Insuring lease on a flexible duration basis.

RENT

£7,200 per annum, exclusive of rates VAT and utilities.

RATES

At present, there is no separate assessment for this building number However the rating liability can be anticipated to be somewhere in the region of £2,000 per annum RV.

VAT

VAT will be charged on the rent where applicable.

LEGAL COSTS

The Tenant to bear the Landlord's reasonable legal costs incurred in the transaction.

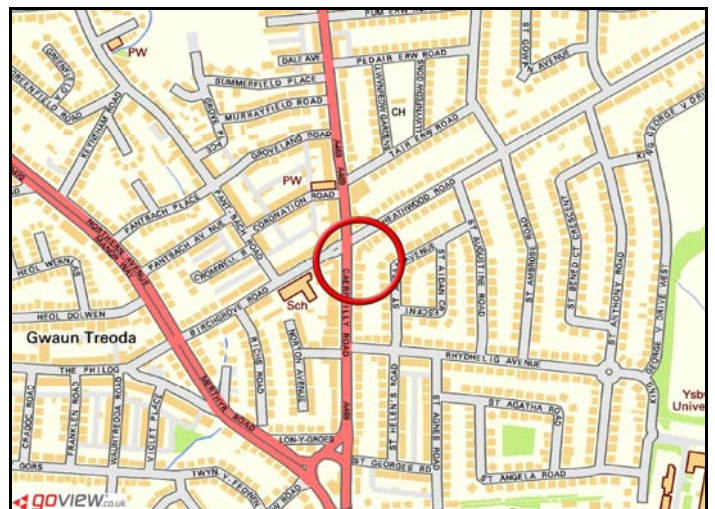
VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

Burnett Davies
21 Penline Road
Whitchurch
Cardiff

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Subject to contract and availability.



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