

OFFICE ACCOMMODATION TO LET

295 SQM (3,170 SQ FT)

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com



**TRIBEVIEW HOUSE
10 COMMERCIAL LANE
PONTYMISTER
NP11 6AN**

Particulars

LOCATION

The property is located in the centre of Pontymister to the rear of Commercial Street in a cluster of workshops located along Commercial Lane.

Take the A467 dual carriageway north of Newport from J28 off the M4 and head for Risca.

Turn left from the access slip and roundabout into Commercial Street turning left into commercial Lane opposite the betting office and Triberview House is located halfway along the lane on the left hand side.

DESCRIPTION

The property occupies a single storey warehouse which has been converted into office use by the introduction of painted blockwork walls, suspended ceiling with recessed lighting and natural defused light, gas fired water filled central heating and fitted carpet.

The space has been divided up into four open plan rooms, one with air conditioning.

The entrance has a roller shutter door adjacent to a garage / storage area accessible from the car park and the office.

ACCOMMODATION

	SQ.MT	(SQ.FT)
Office	249.25	(2,683)
Garage / Store	45.24	(487)
TOTAL	294.49	(3,170)

RENT

£17,500 per annum plus VAT, excluding rates, by way of an internal repairing and insuring lease for a duration to be agreed.

RATES

Rates payable for 2008/2009 amount to £3,273 per annum.

VAT

The property is elected for the purposes of VAT.

LEGAL COSTS

Each side to pay their own legal costs in drawing up the lease.

VIEWINGS

Strictly by prior appointment. For further information please contact the Commercial Agency Team at;

Burnett Davies
21 Penline Road
Whitchurch
Cardiff

Tel: 029 2062 1162
Fax: 029 2062 1141
Contact: Michael Langham / Adele Paterson
Email: agency@burnettdavies.com

Subject to contract and availability.



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