

TRADE COUNTER UNITS

TO LET

**232.25 – 464.51 SQ.MT
(2,500 – 5,000 SQ.FT)**



**PENARTH ROAD
CARDIFF
CF11 8NN**

- Electric Roller Shutter Doors
- Dedicated Parking Spaces
- New Build

**burnett
davies**

Chartered Surveyors

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

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

Particulars

Contact: 029 2062 1162



LOCATION

The properties are located on the west side of Penarth Road towards the junction with Sloper Road and lie adjacent to the Halfords superstore.

Penarth Road (A4160) is a major arterial route and lies in an established commercial area.

Side roads leading from Penarth Road provide locations for B&Q DIY, Hewden Plant Hire, Tool Station, Asda and Costco.

The location is served by two junctions of the A4232 which links Cardiff Bay with J33 of the M4 motorway by dual carriageway.

DESCRIPTION

The properties to be let comprise two trade counter units in a cluster of four located within a development of retail warehouses fronting Penarth Road.

Unit 1 is finished to a high standard to include suspended ceiling to the ground floor and fire proofing throughout.

Unit 2 is offered in shell condition with no suspended ceiling at a lower rent.

Both units benefit from W/C facilities to the ground floor, external cladding, pitched roofs, double glazing, automatic roller shutter doors and display entrance. A gas supply has been installed to each unit.

Vehicular access links Penarth Road with Sloper Road and serves parking for both units totalling 10 spaces.

ACCOMMODATION

The accommodation, is available to let as two units of 2,500 sqft each or together as 5,000 sqft gross internal area.

TERMS

The properties are available, either individually or combined, by way of new Full Repairing and Insuring leases for durations to be agreed.

RENT

Unit 1 - **£19,500 pa**, excl VAT and Rates
Unit 2 - **£18,000 pa**, excl VAT and Rates
Units 1 and 2 - **£36,000 pa**, excl VAT and Rates

RATES

Interested parties should make their own enquiries of Cardiff County Council to confirm rates payable.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in drawing up the lease(s).

ENERGY PERFORMANCE

The property's energy performance ratings are to be confirmed.

VIEWINGS

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

Burnett Davies
21 Penline Road
Whitchurch
Cardiff
CF14 2AA

Tel: 029 2062 1162

Fax: 029 2062 1141

Email: agency@burnettdavies.com

Subject to contract and availability.

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Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.