

OFFICE SUITES WITH PARKING

TO LET

21 Penline Road,
Whitchurch,
Cardiff
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Particulars

HALLINANS HOUSE NEWPORT ROAD CARDIFF CF24 0TD

- PROMINENT CITY CENTRE LOCATION
 - FLEXIBLE TERMS
- RENT FROM £5.00 per sq ft (NO VAT)
 - CLOSE TO TRANSPORT LINKS

Contact: 029 2062 1162



LOCATION

Hallinans House is located within the central business district of Cardiff, along Newport Road, a short distance from the retail pitch of Queen Street and close to Queen Street Train Station.

Other occupiers in the area include Cardiff University and Legal and General, with the Law Courts also being located close by.

DESCRIPTION

The property is a five storey detached office building with parking located to the rear. An 8 person passenger lift services all floors and W/C facilities are located on each floor within the communal areas.

The units are both predominantly open plan with some partitioning to provide meeting rooms / smaller offices and kitchen facilities.

Both suites are fitted with suspended ceilings, recessed lighting, secondary glazing and perimeter wall heating. The offices on the 4th floor also benefit from air conditioning. Each suite has two allocated parking spaces, conveniently located to the rear of the property.

ACCOMMODATION

The accommodation measured on a net internal basis comprises:-

	SQ.MT	(SQ.FT)
Second Floor Rear	192.89	(2,076)
Fourth Floor	219.55	(2,363)
TOTAL	412.44	(4,439)

TERMS

The offices are available under new leases on flexible terms to be agreed.

RENT

From £5.00 per sq ft, please call for further information.

RATES

Second floor office rates payable is £7,566.
Fourth floor office rates payable is £9,407

Parking spaces are assessed separately at a rateable value of £800 per annum per space.

VAT

The property is not registered for VAT.

SERVICE CHARGE

An incoming tenant will be required to pay a fair proportion of the building service charge. This presently runs at approximately £5.13 per sq ft **inclusive of electricity, gas, water and drainage.**

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

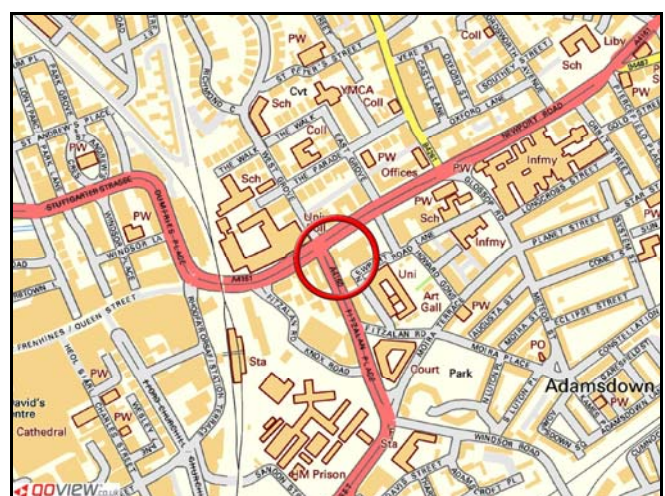
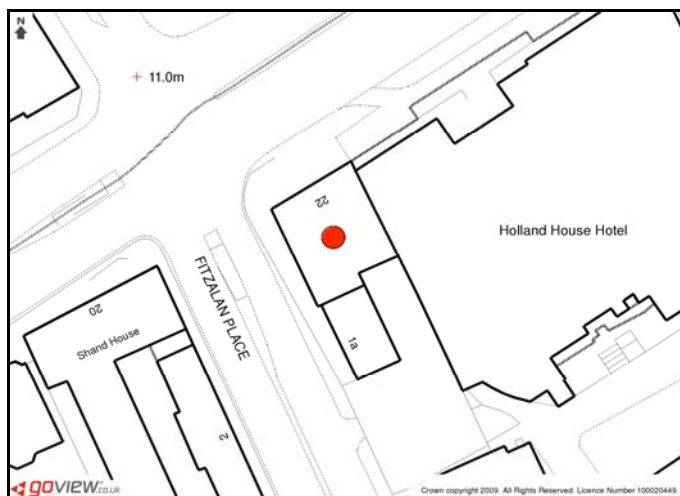
VIEWINGS

For further information please contact;

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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.