

OFFICES
131 SQ.M (1,407 SQ.FT)
TO LET

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

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



68 KINGS ROAD
CANTON
CARDIFF
CF11 9DD

- Period Building
- 2 Dedicated Parking Spaces
- Close to Local Services and Amenities
- Good Public Transport

Particulars

LOCATION

The property is located on Kings Road halfway between the shops and amenities of Cowbridge Road East to the south and those of Pontcanna Street to the north.

The established office pitch of Cathedral Road lies within walking distance to the east where a number of public and private sector business occupiers are located.

Kings Road is a few miles west of the City centre and the area is well served by public transport.

DESCRIPTION

The office accommodation to be let is delivered from a period building dating back to its neighbouring Victorian terraced dwelling houses.

The space is arranged in a number of rooms over three floors accessible by stairs and has double glazed UPVC windows in the main, suspended style ceilings with strip lighting, wall mounted up lighters, fitted carpet and is heated by a gas fired water filled central heating system.

There is some computer cabling and an under floor connection point in the first floor front room.

There is a kitchen facility on the ground floor to the rear and W/Cs on ground and first floors. Parking is on street where available but also a couple of dedicated spaces are to be made available on site.

ACCOMMODATION

The offices provide the following areas on a Net Internal basis:-

	SQ.MT	(SQ.FT)
Ground Floor	38.76	(417)
First Floor	66.15	(712)
Second Floor	25.87	(278)
Total	130.78	(1,407)

TERMS

The accommodation is being offered on a flexible lease duration.

RENT

£8,500 per annum, exclusive.

BUSINESS RATES

The property has a rateable value of £11,500 p.a. with rates payable for the year 2011/2012 of £4,922.00.

VAT

The property is registered for VAT payable at the prevailing rate.

ENERGY PERFORMANCE

Awaiting assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

For further information please contact sole agents;

Burnett Davies
21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162

Fax: 029 2062 1141

Email: agency@burnettdavies.com

Subject to contract and availability.

Disclaimer: Burnett Davies for themselves and for the vendors or lessors of these assets, give notice that:

(1) These particulars are prepared without responsibility on the part of Burnett Davies & Co., the vendors, lessors or owners and are intended as a general outline for the guidance of prospective purchaser or lessees. They do not constitute or form part of any offer or contract and in the event of any inconsistencies between these particulars and the Conditions of Sale, the latter shall prevail.

(2) All information in these particulars is provided in good faith and is believed to be correct at the date of issue. However the accuracy of such information cannot be guaranteed and any error, omission or misdescription shall not annul the sale or be grounds on which compensation may be claimed. Accordingly intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of the statements contained in these particulars. No liability is accepted for any travelling or other expenses incurred by applicants in viewing assets that may have been sold, let or withdrawn.

(3) The vendor does not make or give, nor are the partners or staff of Burnett Davies & Co. authorised to make or give, any representations or warranties whatsoever in relation to the assets.

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.