

**OFFICE SUITE**  
**TO LET**  
**51.67 SQM (556 SQ.FT)**

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

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**5 WASHINGTON CHAMBERS**  
**STANWELL ROAD**  
**PENARTH**  
**CF64 2AF**

**Particulars**

**LOCATION**

The property is located on Stanwell Road in Penarth, close to the town centre and railway station and a short distance from the town's primary retail pitch of Windsor Road.

Local retailers such as an estate agents, printing shop and florist are located nearby together with national retailers to include a Tesco store, Boots the chemist, WH Smith and Starbucks.

Access is via a secure door entry system on Stanwell Road, leading to a staircase and walkway located to the rear of the property.

**DESCRIPTION**

The accommodation to be let comprises recently redecorated office space and W/C facilities.

**ACCOMMODATION**

The accommodation has the following net internal areas;

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Unit 5	51.67	( 556)
<b>TOTAL</b>	<b>51.67</b>	<b>( 556)</b>

**TERMS**

The offices are available by way of a new internal repairing and insuring lease on terms to be agreed.

**RATES**

Rates payable on the unit for the year 2008/09 are £3,467.01per annum.

**RENT**

**£8,000 per annum**, exclusive of all other outgoings.

**VAT**

VAT will be charged where applicable.

**LEGAL COSTS**

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

**ENERGY PERFORMANCE**

The property is awaiting assessment.

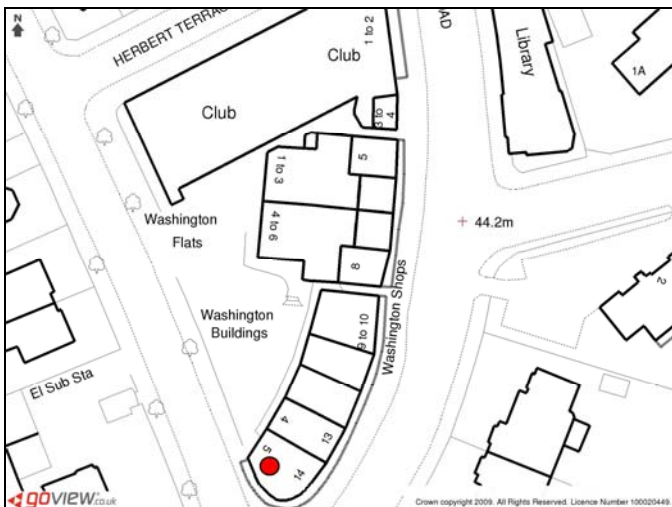
**VIEWINGS**

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**  
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Subject to contract and availability.



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