

OFFICE UNIT

TO LET

98.35 SQ MT (1,058 SQ FT)



SEVERN HOUSE STATION TERRACE ELY BRIDGE CARDIFF CF5 4AA

- Centrally Located
- 6 Parking spaces

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 property is centrally located within the boundaries of the city of Cardiff just off the A48 through route which links the west side of the city with that of the east.

The location is well integrated within the highway network system connecting up with Junctions 30 and 33 of the M4 and is equally convenient to reach the City centre a few miles to the south.

The location is one of mixed use but predominantly commercial with a number of light industrial users clustered around Station Terrace and neighbouring Wroughton Place. Nearby occupiers and operators include the Ely Brewery Workshop, Wheadon's Coaches, Calor gas supplies, Suburban upvc Window Frames and a number of motor engineers/car repairers including Nationwide.

DESCRIPTION

The offices are accessed via a pedestrian door to the front of the unit with the benefit of ground floor reception.

On the first floor the space extends to six office rooms of varying size, two store rooms, a kitchen area and male and female W/C facilities.

The offices are neutrally decorated and carpeted and benefit from gas central heating.

The office benefits from six parking spaces located to the front of the building.

ACCOMMODATION

The space to be let extends to the following gross internal floor areas;

	SQ.MT	(SQ.FT)
Total Offices Space	98.35	(1,058)
TOTAL	98.35	(1,058)

TERMS

The property is available to let on flexible lease terms to be agreed.

RENT

£7,000 per annum, exclusive.

RATES

The Valuation Office Agency website lists the premises as 'Offices and Premises' with a rateable value of £6,400. The rates payable will therefore be £3,129.60 for the year 2009/10.

VAT

To be confirmed

ENERGY PERFORMANCE

The property is awaiting assessment.

LEGAL COSTS

Each party to bear their own costs in the transaction.

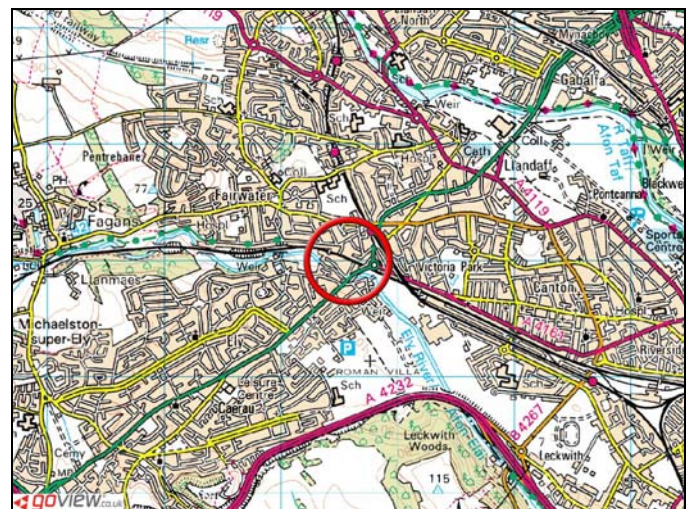
VIEWINGS

By prior appointment. Please call the Commercial Agency Team 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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- (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.
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- (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.

Energy Performance Certificate

Non-Domestic Building



Severn House
Station Terrace
Ely
CARDIFF
CF5 4AA

Certificate Reference Number:
0090-0839-5849-2529-6002

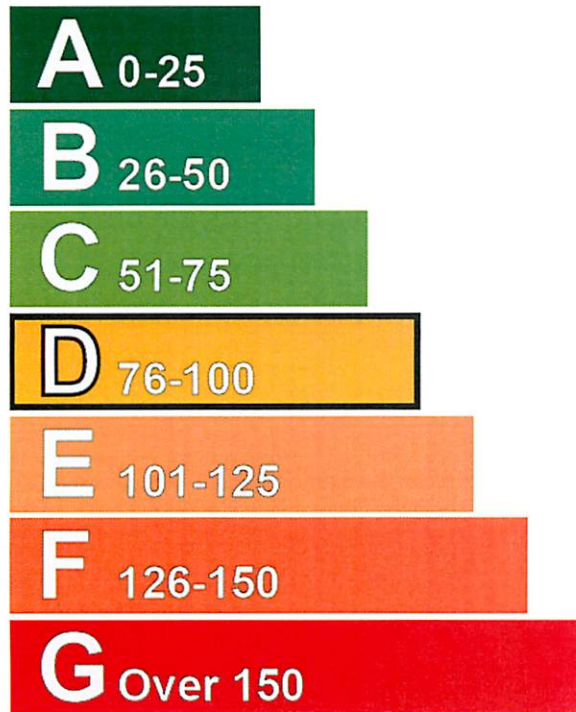
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



90 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	135
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	92.49

Benchmarks

Buildings similar to this one could have ratings as follows:

34	If newly built
66	If typical of the existing stock

Recommendation Report



Report Reference Number: 0692-2895-4540-0800-9903

Severn House
Station Terrace
Ely
CARDIFF
CF5 4AA

Building Type(s): Office

ADMINISTRATIVE INFORMATION	
Issue Date:	24 Jan 2011
Valid Until:	23 Jan 2021 (*)
Total Useful Floor Area (m ²):	135
Calculation Tool Used:	Lifespan SBEM v3.5.b using calculation engine SBEM v3.5.b.0
Property Reference:	924868550000
Energy Performance Certificate for the property is contained in Report Reference Number: 0090-0839-5849-2529-6002	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Mrs Cerys Halford
Employer/Trading Name:	Cerys Halford
Employer/Trading Address:	14 Nant y Milwr Close, Henllys, Cwmbran, NP44 6JW
Assessor Number:	RICS300090
Accreditation scheme:	Royal Institution of Chartered Surveyors
Related Party Disclosure:	Not related to the owner