

OFFICE SUITE
125.88 SQM (1,356 SQ.FT)

TO LET



21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
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Particulars

GROUND FLOOR
COWBRIDGE COURT
COWBRIDGE ROAD WEST
CF5 5BS

- *ACCESSIBLE TO JUNCTION 33 OF THE M4*
- *DEDICATED PARKING*
- *PERIMETER TRUNKING*
- *DOUBLE GLAZING

Contact: 029 2062 1162

LOCATION

The property is situated on the north side of Cowbridge Road West in a purpose built development which can be accessed directly off Cowbridge Road West.

The location has good access to the highway network and public transport. A variety of national retailers occupy units to the west and smaller local enterprises including a dentists, chiropractors, public houses and hot food/take away establishments to the east.

Further West lies Culverhouse Cross which has direct access Junction 33 of the M4 via the A4232 dual carriageway and is a location for Marks and Spencer, Tesco, Homebase and B&Q DIY.

DESCRIPTION

The property comprises the ground floor office suite of a two storey building, sharing the W/C facilities with the occupiers of the first floor.

The suite has the benefit of good natural light, recessed lighting, suspended ceilings, perimeter trunking, gas central heating, double glazing and entry phone system as well as disabled access.

Four dedicated parking spaces are available to the rear of the building.

ACCOMMODATION

The suite extends to the following net internal areas;

| | SQ.MT | (SQ.FT) |
|--------------|--------------|----------------|
| TOTAL | 125.88 | (1356.00) |

TERMS

The unit is available by way of a new lease on an effectively Full Repairing and Insuring basis for a term to be agreed plus a service charge payment for common parts.

RENT

£12,000 per annum, exclusive.

RATES

The property has a Rateable Value of £14,000 with rates payable of £5,992.00 for the year 2011/12.

SERVICE CHARGE

In the region of £2,700 per annum.

LEGAL COSTS

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

VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

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Subject to contract and availability.



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