

**FIRST FLOOR OFFICES**  
**52.43 SQ.MT (564.24 SQ.FT)**  
**TO LET**

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

Tel: 029 2062 1162  
Fax: 029 2062 1141

Email: [enquiries@burnettdavies.com](mailto:enquiries@burnettdavies.com)  
[www.burnettdavies.com](http://www.burnettdavies.com)



**FIRST FLOOR**  
**17-18 CLIFTON STREET**  
**CARDIFF**  
**CF24 1PX**

**\*EXCELLENT COMMUNICATIONS \***

**Contact: 029 2062 1162**

## LOCATION

The property is located on the west side of Clifton Street, close to the centre of the street and near to a number of retail providers to include Tesco, Greggs and Lloyds TSB.

Other occupants in the vicinity include the police station and independent retailers such as a public house, a butchers and a pharmacy.

Clifton Street is a traditional shopping area and has recently undergone a major redevelopment including a one way system and new street furniture.

## DESCRIPTION

The office suite comprises first floor accommodation set out over four offices rooms with W/C and kitchen facilities.

The office is accessed via a security code door at street level, leading to stairs to the first floor where the entrance to the suite is via a secondary door also with the benefit of a security code.

## ACCOMMODATION

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

	SQ.MT	(SQ.FT)
Office Suite	52.43	(564.24)
<b>Total</b>	<b>52.43</b>	<b>(564.24)</b>

## TERMS

The unit is available by way of a new effectively Full Repairing and Insuring lease, on terms to be agreed.

## RENT

**£3,770 per annum**, exclusive.

## RATES

The first floor is listed as 'Office and Premises' and has a Rateable Value of £4,750 per annum. Rates payable for the year 2009/10 are therefore £2,322.75

## VAT

To be confirmed

## 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](mailto:agency@burnettdavies.com)**

Subject to contract and availability.



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