

OFFICE SUITE TO LET 46.93 SQ.MT (505 SQ.FT)

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

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



**FIRST FLOOR
21 PENLLINE ROAD
WHITCHURCH
CARDIFF
CF14 2AA**

Excellent Access To Junction 32, M4
* Good Public Transport and Local Amenities*

Particulars

Contact: 029 2062 1162

LOCATION

The property is located on the east side of Penlline Road, close to the junction with Merthyr Road and the amenities of Whitchurch Village.

A variety of national and local retailers are represented in Whitchurch Village, including a number of national banks, Greggs the bakers, and the Co-operative Supermarket.

Whitchurch is an established and popular suburb of Cardiff and enjoys good road communications with Junction 32 of the M4 and access to public transport by bus and rail.

DESCRIPTION

The office suite comprises two rooms located in the bay fronted, first floor of this converted period property.

The offices are neutrally decorated and carpeted throughout and fitted with UPVC double glazed windows and ceiling strip lighting. The offices benefits from a entry phone system, gas fired central heating, WC and kitchen facilities. A shared photocopier is also available and the suite also has the benefit of office furniture.

Two points of pedestrian access to the front and rear of the building lead to stair access in the communal corridor, leading on to the offices. A public car park is located behind the building.

ACCOMMODATION

The accommodation, measured on a net internal basis, comprises:-

	SQ.MT	(SQ.FT)
Offices	46.93	(505)
TOTAL	46.93	(505)

TERMS

The offices are available on flexible terms to be agreed.

RENT

£7,000 per annum, exclusive of rates and VAT.

RATES

The share of the rates for the first floor is £1,890 for the year 2010/2011.

SERVICE CHARGE

A Service charge will be applicable.

VAT

The property is registered for VAT.

VIEWINGS

Strictly by prior appointment. For further information please contact Commercial Agency at;

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.