



4 COMMERCIAL UNITS
TO LET

216 PENARTH ROAD
CARDIFF
CF11 8NN

Unit 14 - Ground Floor 1,241 sqft 115.27 sqm
Unit 14A - First Floor 1,243 sqft 115.53 sqm
Unit 15 - Ground Floor 1,256 sqft 116.73 sqm
Unit 15A - First Floor 1,224 sqft 113.75 sqm
Can be combined to create units from 1,224 sqft to 4,964 sqft



LOCATION

The property is located on the north side of Penarth Road, a short distance to the west of the junction with Sloper Road. Well known occupiers in the immediate vicinity include Middletons, Halfords, Gilmor Hair & Beauty, Auto Car Dealerships, United Carpets and an extensive range of retail trade and motor sector occupiers.

Penarth Road is an arterial route on the south-west side of Cardiff, with good public transport with Grangetown Railway Station very nearby and bus routes running along the road.

DESCRIPTION

The property is currently made up of a ground floor showroom and storage area with first floor showroom / office space.

The units are very well appointed with toilets air conditioning, glazed frontages and electrical roller security doors.

There is on-site parking with dedicated spaces adjacent to the unit.

ACCOMMODATION

The units currently comprise the following approximate areas:-

Unit 14 - Ground Floor	1,241 sqft	115.27 sqm
Unit 14A – First Floor	1,243 sqft	115.53 sqm
Unit 15 – Ground Floor	1,256 sqft	116.73 sqm
Unit 15A – First Floor	1,224 sqft	113.75 sqm

Units can be combined to create units from 1,224 sqft to 4,964 sqft.

LEASE TERMS

The units are available on a new lease on effective full repairing and insuring terms and subject to periodic upward only rent reviews.

RENT

Ground Floor Unit 14 £12,000 per annum
Ground Floor Unit 15 £12,000 per annum

First Floor Unit 14 £ 8,000 per annum
First Floor Unit 15 £ 8,000 per annum

The units can be combined if required.

RATES

Online checks show that the properties are due to be re-assessed for rating purposes. Further information on request.

EPC

Available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the sole agents, E J Hales, contact:
Simon Watson James • Mobile 07775 910991 • E-mail: simon@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



