



SHOWROOM, OFFICE & STORES
TO LET

UNITS 14 & 15
216 PENARTH ROAD
CARDIFF
CF11 8NN

Ground Floor	2,528 sqft	234.85 sqm
First Floor	2,486 sqft	230.95 sqm



TO LET

029 2037 8844 • www.ejhales.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

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 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.

A walk through the unit is available on the link below:-

<https://tour.giraffe360.com/e90f196d437b4b03a2f4b5c436002a7c/>

ACCOMMODATION

The unit comprises the following approximate areas:-

Ground Floor	2,528 sqft	234.85 sqm
First Floor	2,486 sqft	230.95 sqm
Total	5,014 sqft	465.80 sqm

The units may be split into various configurations – further information on request.

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

On Application.

RATES

Online checks show that the properties have been assessed as follows:-

Unit 14, 216 Penarth Road Cardiff – 2023 Rateable Value

Ground Floor Retail Warehouse	£6,700
First Floor Store & Premises	£4,600

Unit 15, 216 Penarth Road Cardiff – 2023 Rateable Value

Ground Floor Retail Warehouse	£6,700
First Floor Store & Premises	£4,600

Interested parties are advised to verify the above figures with the Local Rating Authority.

EPC

A copy of the Energy Performance Certificate is 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, E J 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.





