

 Cooke & Arkwright

Storage Space with Offices

Woodland Place, Penarth, Cardiff, CF64 2EX

Storage space and Office

2,330 sq ft
(216.46 sq m)

- Storage building of 1,546 sq.ft lending itself to alternative use
- Recently refurbished office of 783 sq.ft
- Located in a popular residential area close to Penarth town centre

Storage Space with Offices, Woodland Place, Penarth, Cardiff, CF64 2EX

Summary

Available Size	2,330 sq ft
Rent	£12,000 per annum
Rateable Value	£4,650
VAT	Applicable. This property is elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Penarth is located c. 3 miles South of central Cardiff, situated next door to Barry in the Vale of Glamorgan. It is considered to be within the Cardiff urban area; it is known as a commuter town for Cardiff with it's strong transport links into the city and along the Welsh Coastal Path.

The town centre of Penarth is vibrant offering a range of retail and leisure shops such as Greggs, Costa, Boots, Coop, TUI, and WHSmith. The surrounding area of the site is predominantly residential with nearby primary and secondary schools as well as other communal leisure activities like tennis clubs, bowl clubs, and football pitches.

Description

The site comprises of two detached buildings totaling 2,330 sq.ft, located at the front and rear end of the site.

The property situated at the front of the site is a storage building, comprising of 1,546 sq.ft.

To the rear end of the property is an office space comprising of 783 sq.ft.

Both properties lend themselves to alternative use. The tenant is responsible for any planning consents, should they wish to change the use class (F2).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Storage Building	1,546	143.63	Available
Building - Office	783	72.74	Available
Total	2,329	216.37	

Viewings

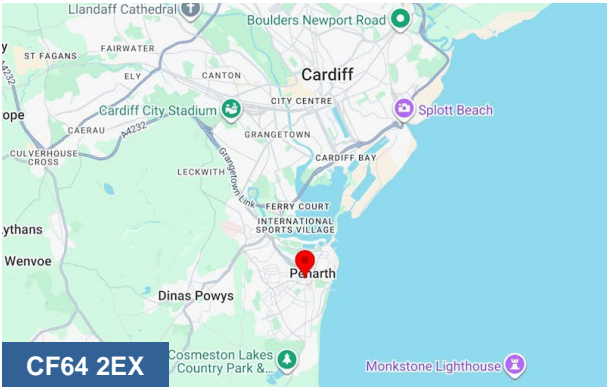
By appointment with sole lettings agents Cooke & Arkwright.

Terms

The properties are available by two separate leases or as a whole.

Anti-Money Laundering (AML) Regulations

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information

Samuel Lynn
02920 346342
Samuel.lynn@coark.com

Max Wood
02920346336
max.wood@coark.com