



Western Marine Village, Penarth Road, Cardiff, CF11 8TU

Office suites available To Let from £3,500 per annum from 175-450 sq ft, suitable for 4+ desks. All-inclusive rent

Summary

Tenure	To Let
Available Size	175 to 625 sq ft / 16.26 to 58.06 sq m
Rent	£3,500 - £8,000 per annum
Service Charge	N/A
Rates Payable	£358 per month
EPC Rating	B

Key Points

- Self Contained Offices
- Shared W/C & Kitchen facilities
- Large parking provision
- Furnished or unfurnished
- 27/4 Access
- All Inclusive rent

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Summary

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Rates Payable	£358 per month
Service Charge	N/A
Car Parking	Large parking provision
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

The suites comprise first-floor office accommodation with shared WC and kitchen facilities. The property is well located with prominent frontage to Penarth Road and benefits from good road connectivity to the City Centre and Cardiff Bay

The surrounding area is part of a well-established commercial destination with a large provision of Industrial space, Trade Counter, and Car Showrooms.

Location

Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the A4232. Cardiff Marine Village benefits from frontage and direct access from Penarth Road. Occupiers in close proximity include Scania, Screwfix, Dreams, Synter BMW and Costa Coffee.

Accommodation

The accommodation comprises the following areas:

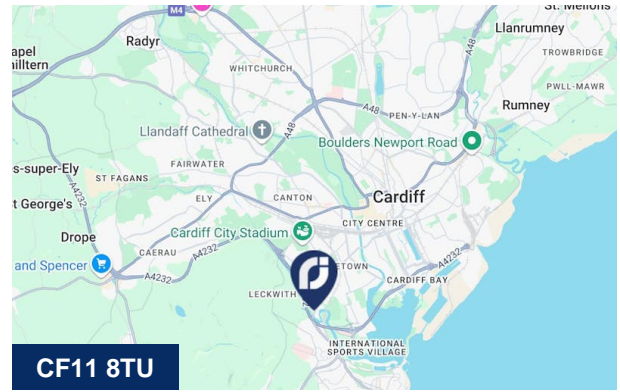
Name	sq ft	sq m	Rent	Availability
Suite - Triton Suite	175	16.26	£3,500 /annum	Available
Suite - Oceanus	450	41.81	£8,000 /annum	Available
Total	625	58.07		

Viewings

By appointment via sole letting agents RJ Chartered Surveyors

Terms

Available by way of a new lease for a term of years to be agreed.



Viewing & Further Information



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