



First floor

4-4A Windsor Road, Penarth, CF64 1JH

To Let: First & Second floor town centre office accommodation

892 sq ft
(82.87 sq m)

- Flexible terms available
- Town Centre
- Many leisure and retail amenities in close proximity
- Good public transport connections

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Summary

Available Size	892 sq ft
Rent	£7,500 per annum
Rates Payable	£5,732.40 per annum Some rates relief may apply. Applicants are advised to contact the local authority for clarification.
Rateable Value	£10,200
Service Charge	The tenant will be responsible for internal fittings and fixtures, including doors and glass, the servicing of alarms and payment of all outgoings. Buildings insurance is charged separately.
Car Parking	2 undedicated spaces to the rear of the property
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

The available accommodation comprises 1st and 2nd floor offices.

The property is fully self-contained with dedicated access provided via stairs leading to the first floor.

The accommodation benefits from both male and female toilets, and a kitchenette.

Location

The property is a traditional end of terrace period building, located on Windsor Road in Penarth town centre.

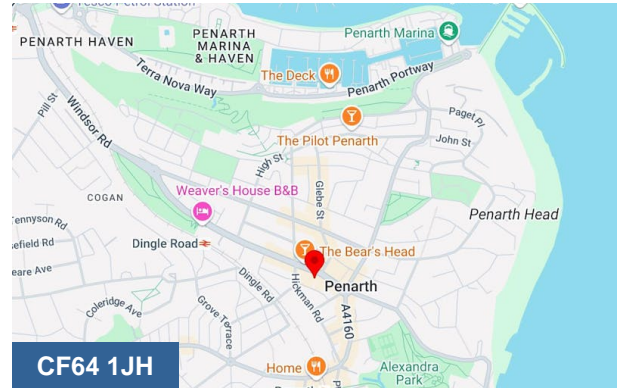
Penarth is an attractive town with a vibrant town centre, home to a variety of national and local occupiers.

There are convenient public transport links to Cardiff City Centre and beyond, as well as quick access to the M4 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	602	55.93	Available
2nd	290	26.94	Available
Total	892	82.87	



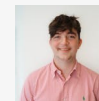
Viewing & Further Information



Mark Siddons

029 2034 6361

mark.siddons@coark.com



Max Wood

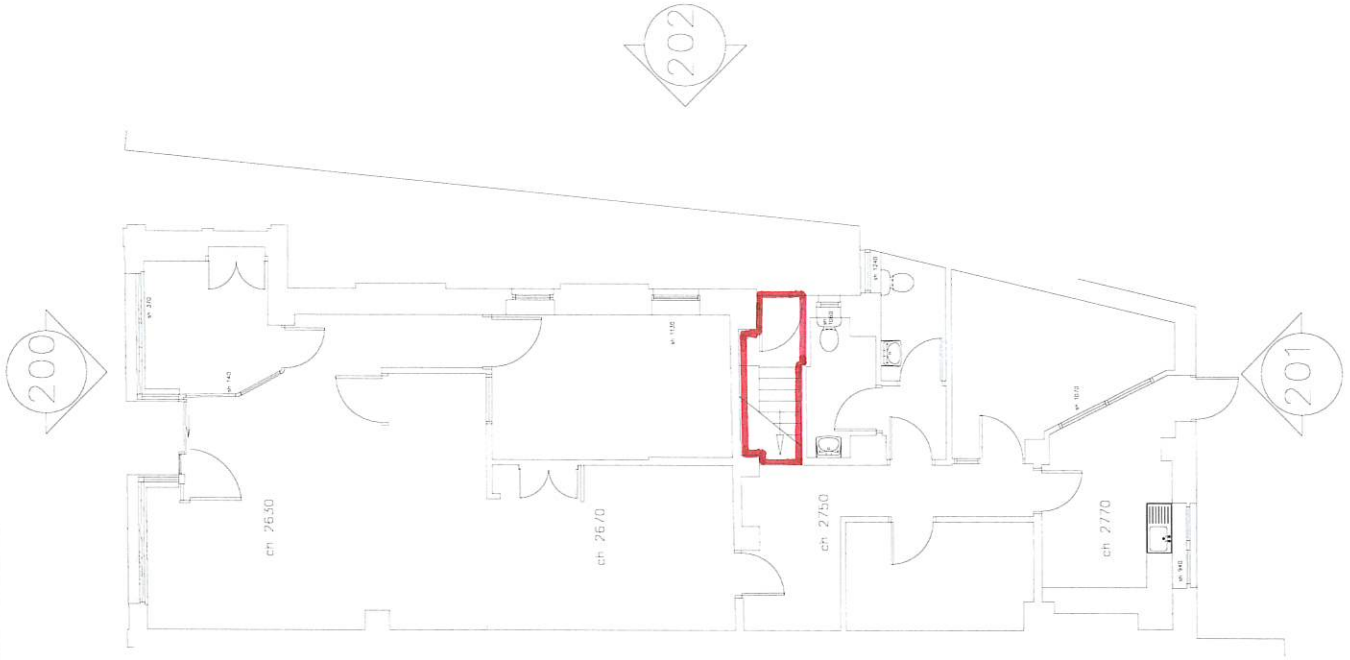
02920346336

max.wood@coark.com

Windsor Road Ground Floor

Scale: 1:100

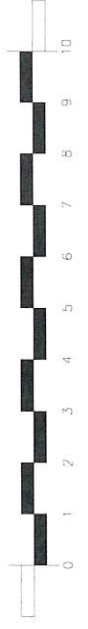
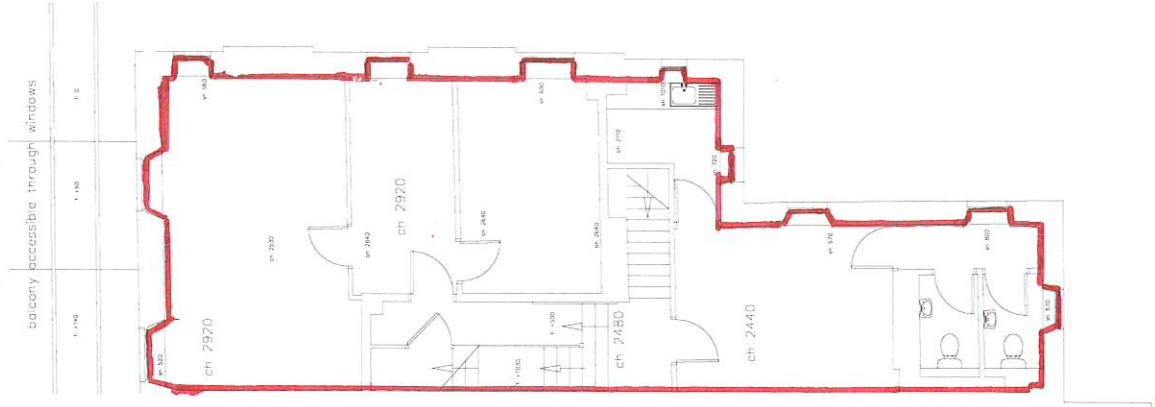
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CLIENT:	Cooke & Arkwright	SCALE:	1:100 @A3
PROJECT:	19.014 - 4 Windsor Road, Penarth	DATE:	11.07.2019
DRAWING:	Ground Floor Plan (Santander)	DRAWN:	MB
DRAWING No:	19.014.100	REV:	FA

Windsor Road First Floor

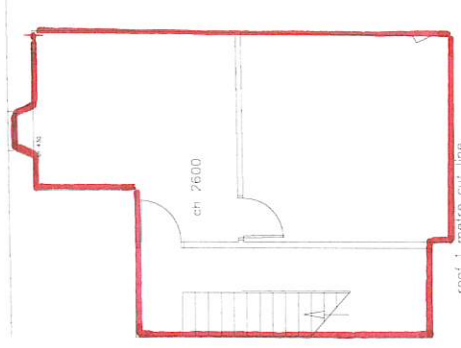
Scale: 1:100



CLIENT:	Cooke & Arkwright	SCALE:	1:100 @A3
PROJECT:	19.014 - 4 Windsor Road, Penarth	DATE:	11.07.2019
DRAWING:	First Floor Plan (Wellbeing HUB)	DRAWN:	FA
DRAWING No:	19.014.101	REV:	CHECKED:

102 Windsor Road Second Floor

Scale: 1:100



CLIENT:	Cooke & Arkwright	SCALE:	1:100 @A3
PROJECT:	19.014 - 4 Windsor Road, Penarth	DATE:	11.07.2019
DRAWING:	Second Floor Plan (Wellbeing HUB)	DRAWN:	FA
DRAWING No:	19.014.100	REV:	CHECKED: