



1 The Coach House, Stanwell Road, Penarth, Vale of Glamorgan, CF64 3EU

TO LET

Quality Offices To Let

**936 - 1,877 Sq Ft
(87 - 174 Sq M)**

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DESCRIPTION

The property is a self contained two storey building offering quality office accommodation over ground and first floor. The building is available on a floor by floor basis, or as a whole.

- ✓ Self contained quality office accommodation
- ✓ Electric central heating
- ✓ Ceiling mounted lighting
- ✓ Floor boxes for data / comms
- ✓ Kitchen / WC & shower
- ✓ Meeting room / Boardroom

LOCATION

Penarth is located approximately 3 miles south of Cardiff. Access between Cardiff and Penarth is via the A4232 Link Road. The property is situated on Stanwell Road opposite Penarth Town council and only a short walk to Penarth town centre, and within 100m of Penarth train station. Notable occupiers in close proximity include the Railway Hotel, Westbourne school & Griff's Deli

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	936	87
First floor	941	87
Total	1,877	174

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

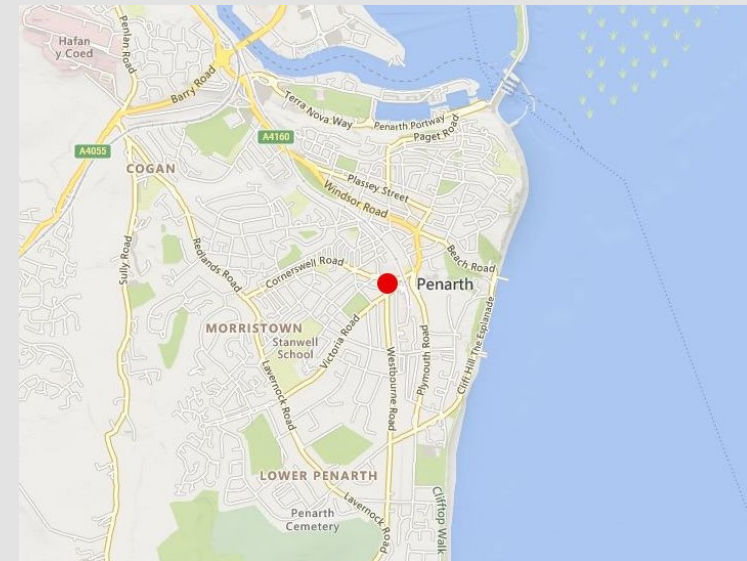
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord. Rental information available upon request.

EPC EPC Rating: B (27)



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Regulated by RICS 07-Apr-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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