

SUITE 2C UNION HOUSE, 117 HIGH STREET, BILLERICAY, CM12 9AH

HIGH STREET OFFICES - TO LET
653 sq.ft (60.67 m²)



Location

The premises are located in the centre of Billericay high street approximately 0.5 miles from Billericay main line train station. Greggs and Poundland are located at the base of the property, either side of the main entrance to the offices. Other neighbouring retailers include Waitrose, Wildwood and Iceland.

Billericay together with its main line rail station (Liverpool Street) is situated east of Brentwood and north of Basildon. The A127 Arterial Road is quickly accessed provided direct links to the M25 to the west and Southend to the east.

Accommodation

The premises comprises of two partitioned offices on the second floor of a communal office building. The premises has a kitchenette unit and W.C and also benefits from 2/3 allocated parking spaces to the rear of the property.

Approximate areas are as follows:

Office 1	394 sq.ft
Office 2	258 sq.ft
Total	653 sq.ft

Terms

The premises are to be offered by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£14,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge of £7230 is applicable for 2018/19.

Rates

Rateable Value	£7500
UBR (2018/2019)	48p
Rates Payable	£3600

The premises qualify for Small Business Rates Relief. prospective tenants are advised to contact Basildon District Council for clarification of their rates payable

Energy Performance Asset Rating

D 76-100 78 This is how energy efficient this building is

Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co:

Contact:

Zaman Sheikh

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Or

Mark Mannering

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