

**9 WOODBROOK CRESCENT, OFF RADFORD WAY, BILLERICAY, ESSEX, CM12 0EQ**

**TO LET - MODERN GROUND FLOOR OFFICE ACCOMMODATION**

782 sq.ft ( 72.65 m<sup>2</sup> )



**Location**

The premises are situated in Woodbrook Crescent which lies off Radford Way forming the Lake Meadows business area of Billericay. The High Street and station (Liverpool Street Line) are with in 10 minutes walk of the property.

**Accommodation**

The premises form the ground floor of a larger two storey modern office building benefiting from all main services, staff facilities shared with the first floor occupier. There is a kitchen area and glazed partitioning to form two separate office areas. 2 parking spaces are allocated.

<b>Ground Floor</b>	782 sq.ft ( 72.65 m <sup>2</sup> )
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**Terms**

The premises are available on a new sub-lease for a term of approximately 3 years maximum.

**Rent**

£22,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Rates**

<b>Rateable Value</b>	£12750
<b>UBR (2019/2020)</b>	£0.491
<b>Rates Payable</b>	£6260

Prospective tenants are advised to check with Basildon Borough Council for verification of business rates payable and qualification for Small Business Rates Relief

**Energy Performance Asset Rating**

**C 51-75** 74 This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

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

**Viewing & Further Information**

Strictly by prior arrangement with sole letting agents Mass & Co.

Contact;

Mark Mannering - mark.mannering@massandco.com

Zaman Sheikh - zaman@massandco.com