

SQUIRES HOUSE, 81-87 HIGH STREET, BILLERICAY, ESSEX, CM12 9AS

TO LET- HIGH STREET OFFICE SUITES

920 sq.ft - 3,022 sq.ft (85.47 m² - 280.75 m²)



Location

The premises are located in the centre of Billericay high street approximately 0.5 miles from Billericay main line train station. Kasbah and Vaporize 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

Squires House offers a range of office suites situated on the 1st and 2nd floors which can be leased separately or combined up to a maximum of 3,022 sqft. The building offers communal staff facilities.

The premises benefits from 3 allocated parking spaces per suite.

Suite C	1,055 sq.ft (98.01 m ²)
Suite D	920 sq.ft (85.47 m ²)
Suite H	1,047 sq.ft (97.27 m ²)
Total	3,022 sq.ft (280.75 m ²)

Terms

Available on flexible lease terms to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

Upon application.

Service Charge

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

Rates

Rateable Value	To be clarified
Prospective tenants are advised to contact Basildon Council for clarification of their business rates liabilities	

Energy Performance Asset Rating

C 51-75 ← **64** 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

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com