

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

HIGH STREET OFFICE SUITE- TO LET

608 sq.ft (56.49 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 comprise of an office suite on the second floor of a communal office building. The premises has a integrated kitchenette unit and also benefits from a allocated parking space to the rear of the property.

Approximate areas are as follows

Office Suite	608 sq.ft (56.49 m ²)
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Terms

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

Rent

£12,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge of £6016 and management fee of £900 per annum are applicable.

Rates

Rateable Value	£6400
UBR (2020/20212)	£0.499
Rates Payable	£3193

The rateable value qualifies the property for Small Business Rates Relief. Propsective tennants are advsied to contact Basildon District Council about their business rates liabilities

Energy Performance Asset Rating

D 76-100 **83** This is how energy efficient this building is.

Legal Costs

Each party to bear their own

VAT

VAT is applicable

Viewing & Further Information

Strictly by prior arrangement with Mass & Co:

Contact:

Mark Mannering - mark.mannering@massandco.co.uk