

2 KING GEORGE'S COURT, HIGH STREET, BILLERICAY, ESSEX, CM12 9BY

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

611 sq.ft (56.76 m²)



Location

King George's Court is situated off central Billericay High Street behind Quirks Estate Agents and adjacent to Waitrose.

Billericay station, which is a short walk away from the property, provides rail services into London's Liverpool Street and to Southend.

There are numerous pay & display and season ticket parking off the High Street within a short walk from the property.

Accommodation

Modern ground floor office accommodation including separate WC plus the right to park one vehicle.

Ground Floor Office	611 sq.ft (56.76 m ²)
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Terms

The property is to be offered on the basis of an assignment of the existing lease which expires in February 2023 with the option of a new effectively full repairing and insuring lease for a term of 10 years with the option of a 5 year break clause thereafter. The new lease will be subject to rent review at the 5th year on an RPI linked basis.

Rent

£16,000 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.

Planning

The property is to be used for offices of alternative uses falling within Class E, subject to landlord's consent

Rates

Rateable Value	£7,300
UBR (2021/2022)	£0.499
Rates Payable	£3,642

The property qualifies for Small Business Rate Relief. Prospective tenants are advised to check their business rates liabilities with Basildon District Council

Energy Performance Asset Rating

C 51-75 ← **69** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable to the rent.

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com