

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

**TO LET - HIGH STREET OFFICES**

653 sq.ft ( 60.67 m<sup>2</sup> )



**Location**

The premises are located in the centre of Billericay High Street approximately 0.5 miles from Billericay main line railway 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.

**Accommodation**

The premises form part of the 2nd floor of a multi tenanted office building and comprise an office suite divided into 2 partitioned rooms. The premises benefits from a kitchenette area and WCs, plus 3 allocated car parking spaces to the rear  
Approximate areas are as follows:

<b>Office 1</b>	394 sq.ft ( 36.60 m <sup>2</sup> )
<b>Office 2</b>	258 sq.ft ( 23.97 m <sup>2</sup> )
<b>Total</b>	653 sq.ft ( 60.67 m <sup>2</sup> )

**Terms**

The premises are offered by way of a new full repairing and insuring lease for a minimum term of 5 years. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act.

**Rent**

£14,000 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**

Current service charge including insurance and heating and management charge is £7,004 per annum

**Rates**

<b>Rateable Value</b>	£7,500
<b>UBR (2022/2023)</b>	0.499
<b>Rates Payable</b>	£3,600

**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 VAT.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co

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