

FIRST FLOOR, CUMBERLAND HOUSE, 127 - 129 HIGH STREET, BILLERICAY, ESSEX, CM12 9AH

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

2,270 sq.ft (210.89 m²)



Location

Cumberland House is prominently positioned in Billericay High Street surrounded by various national and local retailers, cafes and Waitrose Food store. Billericay is an affluent commuter town with good access to neighbouring towns of Brentwood, Basildon & Chelmsford and links into London via Billericay main line station to Liverpool Street, which is within 10 minutes walk. There is ample pay and display parking off the High Street close to the property.

Accommodation

The premises comprise a first floor suite situated in Cumberland House which is a 4 storey modern multi-storey and multi tenanted office building. Features of the building include: air conditioning, 8 person lift, on site car parking, Intercom entry system, communal WC's.

The suite, measured on a net internal basis, has the following floor area:

First Floor - Suite 3	2,270 sq.ft (210.89 m ²)
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Terms

The accommodation is to be offered on new internal repairing and insuring lease terms for a period to be agreed. Subject to status a rent deposit between 3-6 months rent may be required.

Rent

£52,500 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 is applicable for the common areas. Further details available.

Planning & Use

Offices

Rates

Rateable Value	TBA
UBR (2024/2025)	£0.499
Rates Payable	TBA

Energy Performance Asset Rating

C 51-75 **53** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs, however the ingoing Tenant will be required to provided an undertaking to cover the landlord's abortive agent's and legal cost should the Tenant withdraw for any reason.

VAT

Value added tax is applicable.

Viewing & Further Information

Contact letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com