

MAYFLOWER HOUSE, 128 HIGH STREET, BILLERICAY, ESSEX, CM12 9XE

TO LET SHORT TERM - TOWN CENTRE OFFICE ACCOMMODATION

1,600 sq.ft - 3,500 sq.ft (148.64 m² - 325.16 m²)



Location

Mayflower House lies behind Billericay High Street at its southern end adjacent to Waitrose. Access from the High Street is via The Walk.

The property is located approximately 0.5 miles (12 minutes walk) away from Billericay Station (Liverpool Street line) Billericay is situated east of Brentwood and north of Basildon. The A127 Arterial Road is quickly accessed providing direct links to the M25 to the west and Southend to the east.

Accommodation

Mayflower House is a two storey modern office building divided into various suites. The building includes communal WC's and kitchen. Up to 4 allocated parking spaces per office are available by separate arrangement.

The two currently available suites are situated on the first floor and have the following floor areas (measured on a net internal basis):

Office 1	1,900 sq.ft (176.52 m ²)
Office 2	1,600 sq.ft (148.64 m ²)
Total	3,500 sq.ft (325.16 m ²)

Terms

The spaces are offered on short term leases up to 18 months with 3 months notice to terminate thereafter. The rental is inclusive of service charge, heating, lighting, water and building insurance.

Rent

Upon application.

Service Charge

A service charge is apportioned to each space which covers the upkeep and maintenance of the common parts, the cost of which is included within rental

Rates

Rateable Value	To be re-assessed.
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Energy Performance Asset Rating

C 51-75	56 This is how energy efficient this building is.
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Legal Costs

Each party to bear their own legal costs. Prospective tenants are strongly advised to take professional property and legal advice before committing to terms.

VAT

Value added tax is applicable to the rental.

Viewing & Further Information

Contact sole leasing agent, Mass & Co:

Mark Mannering - mark.mannering@massandco.com

Viewings are by prior appointment only.