

UNIT 9, WOODBROOK CRESCENT, BILLERICAY, ESSEX, CM12 0EQ

TO LET - BUSINESS PARK OFFICE ACCOMODATION WITH PARKING
920 sq.ft (85.47 m²)



Location

The premises are situated in Woodbrook Crescent which lies off Radford Way forming the Lake Meadows business area of Billericay. The High Street and station (Liverpool Street Line) are with in 10 minutes walk of the property.

Accommodation

The premises form the ground floor of a larger two storey modern office building benefiting from all main services. The property is fitted to a high modern standard including glazed partitioning to form separate office areas, air conditioning and kitchen area. Staff facilities shared with the first floor occupier.

2 parking spaces are allocated.

Ground Floor	920 sq.ft (85.47 m ²)
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Terms

The accommodation is to be offered on a new sub-lease for a term expiring in June 2027

Rent

£23,000 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.

Rates

Rateable Value	£16,000
UBR (2023/2024)	£0.499
Rates Payable	£7,984

Energy Performance Asset Rating

B 26-50 ← **50** This is how energy efficient this building is.

Legal Costs

Each part to bear their own legal costs.

VAT

Value added tax is applicable to the rent and service charge

Viewing & Further Information

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

Viewings are a prior appointment basis only.