

Unit 5, Lake Meadows Business Park

Woodbrook Crescent, Billericay, Essex, CM12 0EQ



Key Highlights

- 1,810 ft² (168.15 m²)
- Short Walk from Billericay Mainline Station
- 4 allocated parking spaces

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
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savills.co.uk



Location

Lake Meadows Business Park is situated on Woodbrook Crescent, which lies off Radford Way, approximately 0.6 miles from the High Street and some 500 metres from the mainline railway station, providing a frequent service to London Liverpool Street (40 minutes) and Southend Victoria (25 minutes). Billericay benefits from excellent road access to the A127 and the A12, both linking to the M25 and the National Motorway Network.



Description

This ground floor unit is part of a two storey office block and accessed through a communal entrance lobby.

Further there are communal WC's which are to be shared with the first floor occupier and the benefit of 4 allocated parking spaces.

Accommodation

Total net useable floor area of 1,810 sqft.

Business Rates

We are advised current assessment is RV £34,000

Buildings Insurance

The Tenant is to reimburse the Landlord the cost of the annual buildings insurance premium.

Service Charge:

An annual estate service charge is applicable which currently costs approx. £2 psf pa.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Terms

A new FRI lease for a term to be agreed at a rent based upon £25 psf pax.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

B - 50

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing and further information

Strictly by prior appointment with the Sole Lettings Agent Savills

Savills Chelmsford

Mike Storrs

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15th August 2023

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