

Unit 6 Lake Meadows Business Park

Woodbrook Crescent, Billericay, Essex, CM12 0EQ



Key Highlights

- Approx 1,540 ft² (143 m²) NIA
- 5 allocated parking spaces
- Refurbished within the last 3 years

SAVILLS CHELMSFORD
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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

The property comprises the ground floor of a two-storey end terrace office building. The office floor is mainly of open plan configuration, with male and female WC's on the first floor and disabled WC on the ground floor. The suite has 5 allocated car parking spaces.

Accommodation

Ground Floor: 1,540 ft² (143 m²)

Business Rates

We are advised current assessment is RV £39,250

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

C - 60

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 Letting Agent Savills

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8th August 2023

