

TO LET

£6,200 - £11,900 PER ANNUM

elwell taylor



1ST FLOOR CHANTRY HOUSE, 8-10 HIGH
STREET
BILLERICAY
CM12 9BQ

TO LET - 1ST MONTH RENT FREE

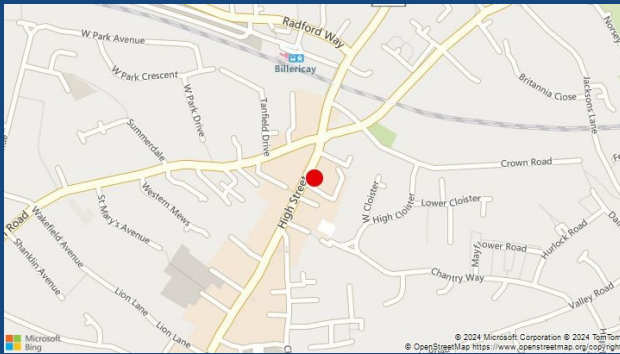
- HIGH STREET OFFICE ACCOMMODATION
- PARKING
- FLEXIBLE LEASE TERMS AVAILABLE
- EXCELLENT NATURAL LIGHT

LOCATION

The premises are situated in the High Street of Billericay, which also hosts a large mix of independent and national retail and leisure occupiers including Cafe Nero, Subway, Felix, and Dominos. Billericay offers connections to the A12 to the north and the A127 to the south and also has a main line railway station providing services to London Liverpool Street.

DESCRIPTION

The offices comprise three office suites on the second floor of the building, accessed off a common lobby area. They are available as three suites, or separately, and each benefit from excellent natural light, carpeted throughout, and with perimeter power and data points. Each office comes with one space in the private car park to the rear of the property. There are communal kitchen and WC facilities which are available for all offices.



ACCOMMODATION

Office 1: 405 sq ft (37.6 sq m)

Office 2: 422 sq ft (39.2 sq m)

Office 3: 768 sq ft (73.0 sq m)

CAR PARKING

1 spaces

TERMS

The property is available by way of a new internally repairing and insuring Lease, on flexible terms with a minimum period of 12 months, the following annual rents:

Office 1: £6,200

Office 2: £6,350

Office 3: £11,900

The rent is exclusive of all utilities and communal maintenance costs, which are apportioned on a floor area basis. Currently the 1st Month is rent free.

RENT

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VAT

We understand the property is not elected for VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

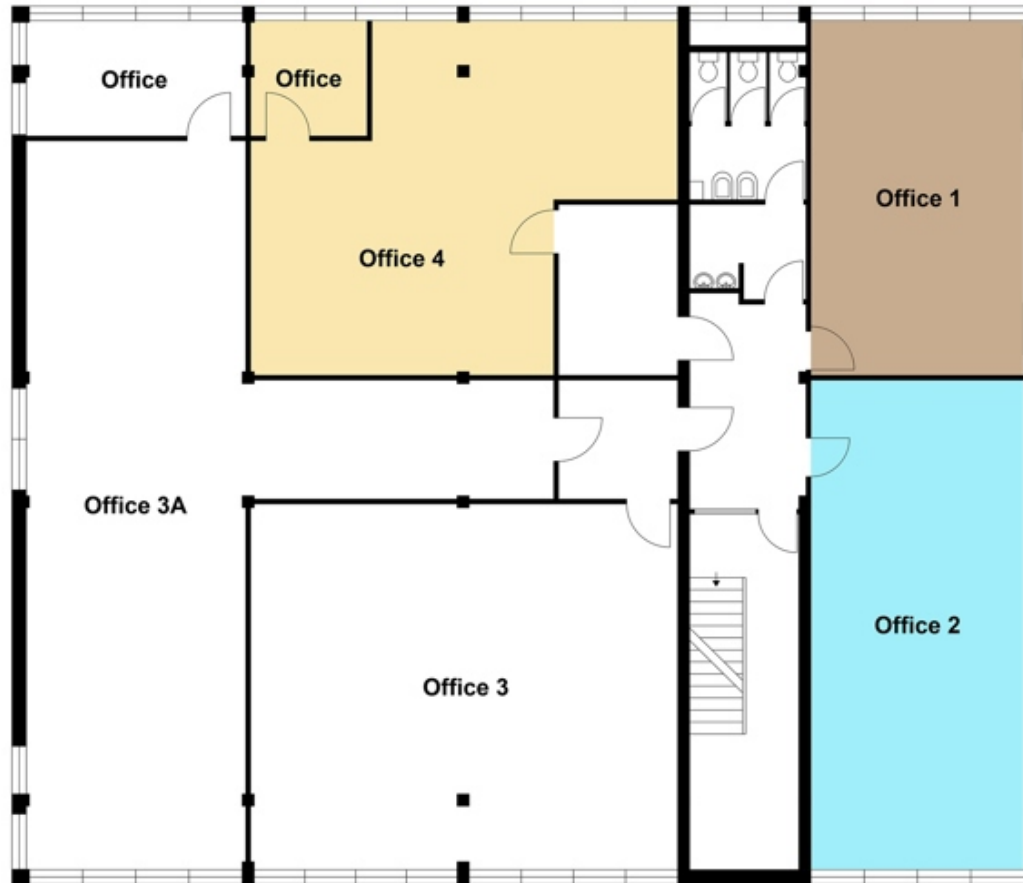
EPC

EPC details available upon request.

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.