

TO LET

£35,000 PER ANNUM

elwell taylor



1ST FLOOR UNION HOUSE, 117 HIGH
STREET
BILLERICAY
CM12 9AH

TO LET

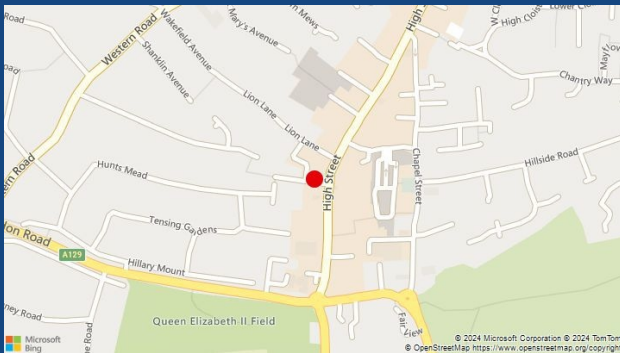
- HIGH QUALITY OFFICE ACCOMMODATION
- AIR CONDITIONING
- EXCELLENT LOCAL AMENITY
- CAR PARKING
- OVERLOOKING BUSY HIGH STREET

LOCATION

The property is located on the 2nd floor of a large, mixed-use commercial property on Billericay High Street, directly opposite the pedestrian access to the Waitrose & Partners Supermarket. Billericay High Street is a thriving High Street, with a mix of national and independent retailers and leisure occupiers.

DESCRIPTION

The property comprises first floor, self-contained office accommodation, made up of one open-plan workspace, a number of perimeter private offices and a large kitchen/break out area. The office is carpeted throughout, benefits from excellent natural light, air-conditioning, and have been recently redecorated, with plentiful perimeter power/data points, and surface mounted strip lights. The office has demised WC's and to the rear is a private car park where there are 4 spaces available with the suite.



ACCOMMODATION

1st Floor Office: 1,900 sq ft (176.5 sq m)

CAR PARKING

4 spaces

TERMS

The property is available by way of a new fully repairing and insuring Lease, for a term to be agreed, at an annual rent of £35,000 per annum, exclusive of all other outgoings.

RENT

£35,000 Per Annum

VAT

We understand the property is elected for VAT

BUSINESS RATES

RV: £16,750 2024/25

Rate in the £: 49.9p

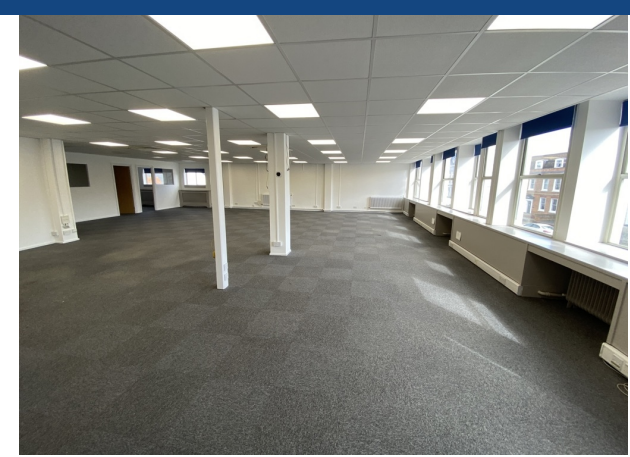
Rates Payable: £8,358.25 per annum

LEGAL COSTS

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

VIEWINGS

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



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