

TO LET

£35,000 PER ANNUM

elwell taylor



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

TO LET

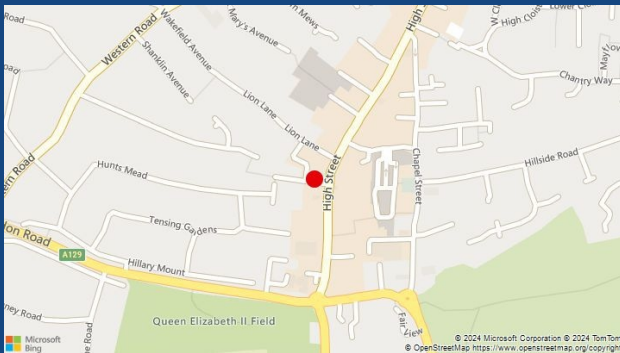
- HIGH QUALITY OFFICE ACCOMMODATION
- AIR CONDITIONING
- EXCELLENT LOCAL AMENITY
- CAR PARKING
- OVERLOOKING BUSY HIGH STREET

LOCATION

The property is located on the 1st 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

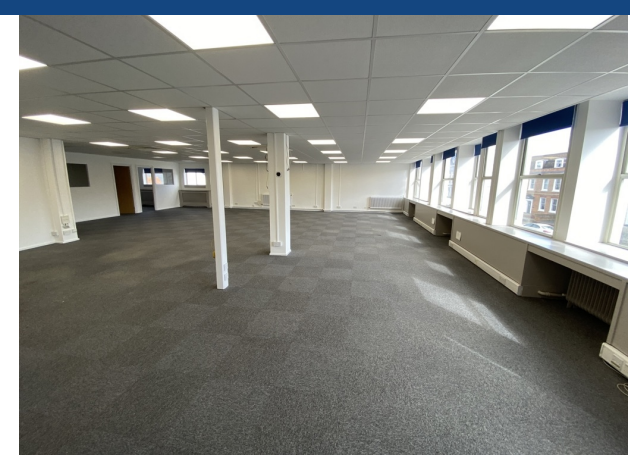
Rates Payable: £8,358.25 per annum

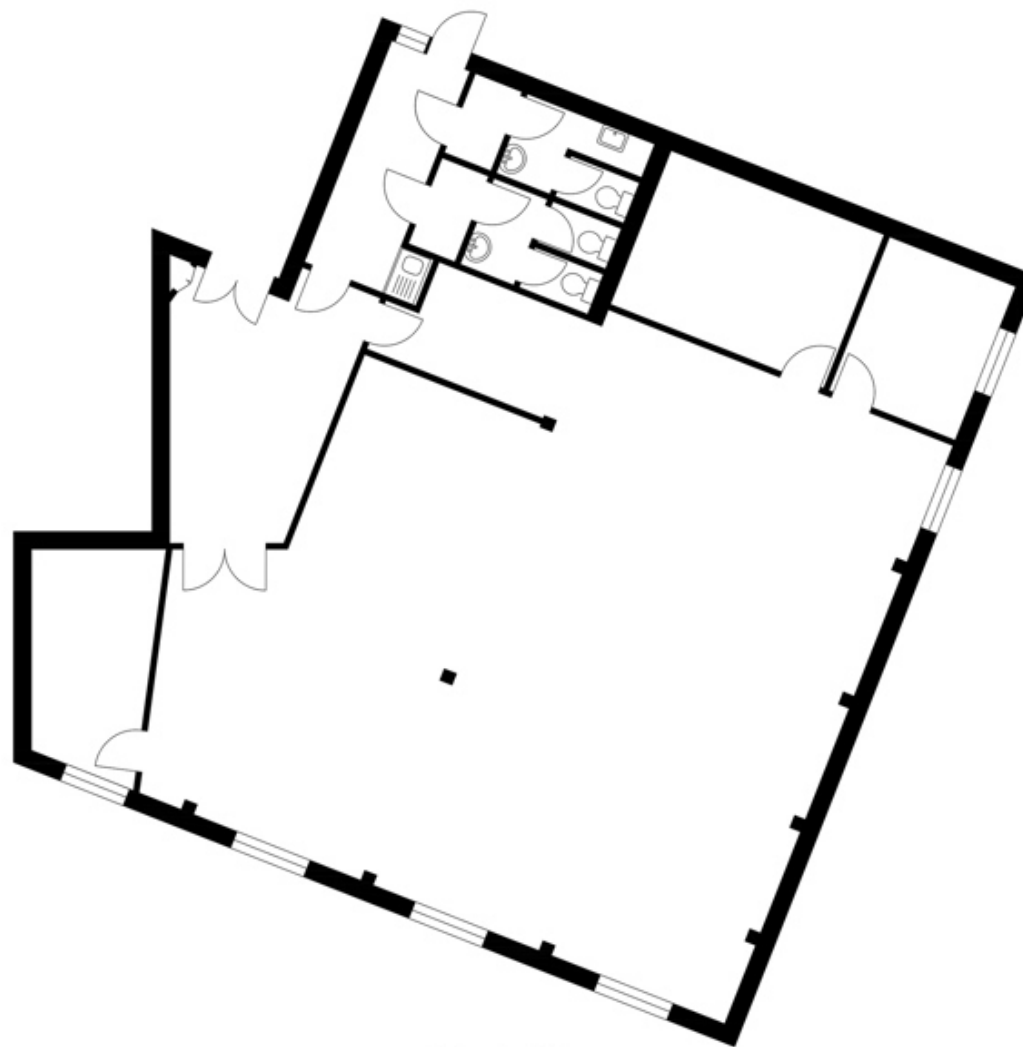
LEGAL COSTS

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

VIEWINGS

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





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.