

TO LET

£9,600 - £19,200 PER ANNUM

elwell taylor



UNITS 7 & 8, LONDON ROAD
BILLERICAY
CM12 9HS

TO LET

- SELF-CONTAINED OFFICE UNITS
- HIGH SPEED WIFI AVAILABLE
- RECENTLY REFURBISHED
- SECURE, NEWLY-ESTABLISHED INDUSTRIAL ESTATE LOCATION
- CLOSE TO A12, SHENFIELD, & BILLERICAY

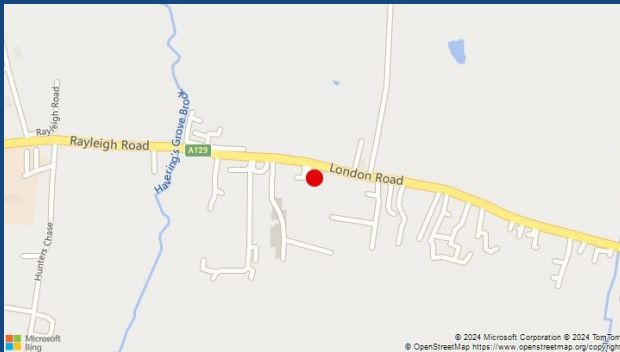
LOCATION

The properties are located on a newly established Blue Cedars Industrial Estate, off the A129, London Road, between Billericay and Shenfield. The property provides easy access to the A12, which is a 5 minute drive away. Nearby businesses include Billericay Nurseries, PG Wilkins Motor Engineers, and Prostone Ltd.

DESCRIPTION

The properties comprise newly refurbished office accommodation, suitable for a wide variety of uses. The space benefits from a full refurbishment throughout, with new lighting, and kitchenette, as well as plentiful perimeter power and data points. There is ultra high-speed Wi-Fi available for a small extra monthly cost, to allow full connectivity throughout the unit.

The estate also provides plentiful parking, new WC's/shower facilities, and the option for the landlord to install containers, or areas for storage via separate negotiation.



ACCOMMODATION

Unit 7: 288sq ft (26.8 sq m)

Unit 8: 288 sq ft (26.8 sq m)

CAR PARKING

2 spaces

TERMS

The properties are all available by way of new Leases, for a term to be agreed, on the basis of fully repairing and insuring leases by way of a service charge, at the following rents:

Unit 7: £9,600

Unit 8: £9,600

RENT

£9,600 - £19,200 Per Annum

VAT

We understand the property is not elected for VAT

LEGAL COSTS

There will be a charge of £350+VAT for the preparation of the Blue Cedars Standard Lease Agreement

VIEWINGS

Strictly by appointment with sole agents Elwell Taylor.

