



Woodbrook Crescent, Billericay

£50,600 pa

Full Description

The property comprises a two-storey mid-terrace office building with parking to the front. The property has undergone extensive refurbishment and is in excellent order throughout.

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.

Accommodation

Name/FloorSq FtSq Munit Unit 91,840170.94

Terms

A new FRI lease for a term to be agreed.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Rent

The rent is £50,600 per year, exclusive of business rates, service charge, building insurance and utilities.

Planning

Offices.

Business Rates

The rateable value is currently being re-assessed. Further details available in due course.

Energy Performance Certificate

The property has an energy performance rating of B 50.

Service Charge

An annual estate service charge is applicable.

Legal Costs

Each party to bear their own legal costs

VAT

Value added Tax is applicable to the rent and service charge.

Features

- Parking Spaces
- Fully Refurbished
- Close to Billericay Railway Station
- 0.5 Miles From Billericay High Street

Contact Us**MJM Property****Consultants**

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