



To Let

1,840 sq ft
(170.94 sq m)

£50,600 per annum

A two storey mid-terrace
office building.

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

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.

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.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 9	1,840	170.94
Total	1,840	170.94

Terms

A new FRI lease for a term to be agreed.

Rent

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

Business Rates

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

Planning

Offices.

Energy Performance Certificate

The property has an energy performance rating of B 50.

VAT

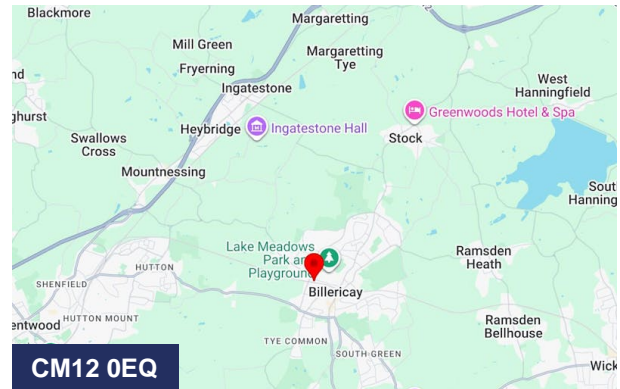
Value added Tax is applicable to the rent and service charge.

Legal Costs

Each party to bear their own legal costs

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.



Summary

Available Size	1,840 sq ft
Rent	£50,600 per annum
Service Charge	£2 per sq ft approx.
EPC Rating	B (50)

Viewing & Further Information

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