

Second Floor Rear, 151 High Street Billericay, 151 High Street, Billericay, Essex, CM12 9AB



## OFFICE TO LET

Second Floor office suite at Audit House, prime Town Centre location on High Street, Billericay

Office 1020 sq ft



- **Available from May 1st 2024**
- **Rent £1595.00 monthly**
- This bright Office Suite offers a very pleasant working environment, multi-tenanted building
- The suite has carpet, LED lighting and vertical blinds, kitchen and washroom facilities
- High speed connectivity available
- Price includes heating & communal cleaning

## Description

Prime Town Centre location on busy retail High Street, Billericay. The property comprises of a brick built, ground floor shop/retail unit, small basement, with offices on upper floors.

let in multiple occupation.

Billericay is located approximately 6 miles north of Basildon, 8 miles east of Brentwood and 9 miles south of Chelmsford, with excellent communication links to the major trunk roads, A127 and A12 both linking with the M25 and national motorway network.

The building has front retail entrance and separate entrance to office suites on above floors. There is rear access via Service Road where parking can be found.

Suites have suspended ceilings with recessed CAT II lighting, carpeting, perimeter trunking and comfort cooling cassettes. High Speed Broadband and Enterprise Grade Telephony can be arranged.

There are washrooms and dedicated kitchen areas throughout the building. Communal areas are cleaned and serviced regularly.

In most cases offices are refurbished and decorated before let.

## Service Charges

Service Charge	£412.00 Per Month
Buildings Insurance	£49.83 Per Month

## Why rent through us?

We are a local commercial property landlord with a portfolio of quality properties including offices, business centres, warehouses and storage across Southern Essex. We offer flexibility to clients whose needs change.

## Our Team

Alongside our team of employed maintenance personnel we have a series of long-term relationships with our external contractors ensuring that we are responsive to any issues that may arise.

## What does this mean for you?

We are here when you need us to report an issue or have a chat about your requirements

## Tenure

Flexible or longer tenancy options

Notice Period : n/a

## Permitted Use

Office Use

## Price

Price : £1595.00 monthly

rent based on 2 year lease, flexible options available

Vat charged at standard rate

## Business Rates

Rateable Value : £11250.00

\* Small business rates relief applies to all rateable values under £12,000 if this is your only business premises.

This suite falls below the threshold therefore small business rates relief is available to ensure no rates are payable

## Legal

Legal Costs : No legal costs

No charge for lease documentation

## Viewing Details

Via prior arrangement to suit you or visit between 8am and 5pm Monday to Friday

## Energy Rating

Energy Rating : C

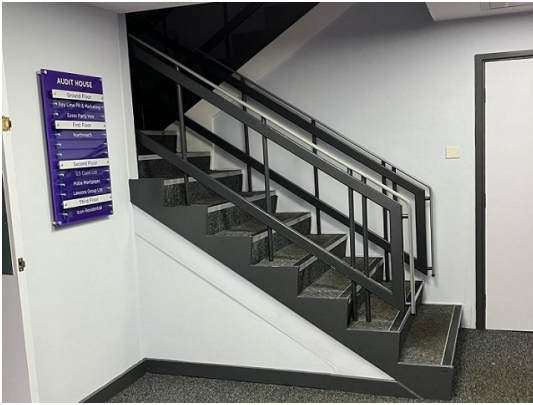
## Travel

Billericay is located approximately 6 miles north of Basildon, 8 miles east of Brentwood and 9 miles south of Chelmsford. Excellent communication links to the major trunk roads, A127 and A12 both linking with the M25. Billericay Train Station 0.5 miles.

Local Buses stop nearby



## Further Images



## Floor Plan

