

TO LET

Character Office Building

2,989 sq. ft. (278 m²)

100 HIGH STREET

Billericay, Essex, CM12 9BY



- Grade 2 Listed Building
- Arranged Over 3 Floors
- High Street Location

- Parking Available
- Optional Landlord Fitout
- Plans Available Upon Request

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Billericay is situated in the South East Essex Area approximately 35 miles east of central London and 10 miles distant of the M25 and national motorway network accessed via the A127 Arterial Road which provides direct links to the A12. Billericay has a main line railway station providing services to the City.

DESCRIPTION

A prominent Grade II Listed office building situated in a prime High Street location. The property is arranged over three floors, providing a total floor area of approximately 2,989 sq. ft. (278 sq. m.). Although currently presented in poor condition, the landlord is willing to undertake a full fit out, subject to the receipt of a suitable tenant proposal. Plans are available upon request.

ACCOMMODATION

Basement	171 sq. ft. (16 m ²)
Ground Floor	1,219 sq. ft. (113 m ²)
First Floor	992 sq. ft. (92 m ²)
Second Floor	607 sq. ft. (56 m ²)
Total	2,989 sq. ft. (278 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available upon a leasehold basis, further detail upon application.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £31,250. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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