

## SQUIRES HOUSE, 81-87 HIGH STREET, BILLERICAY, ESSEX, CM12 9AS

### HIGH STREET OFFICE SUITES- TO LET

1,975 sq.ft - 920 sq.ft ( 183.48 m<sup>2</sup> - 85.47 m<sup>2</sup> )



#### Location

The premises are located in the centre of Billericay high street approximately 0.5 miles from Billericay main line train station. Kasbah and Vaporize are located at the base of the property, either side of the main entrance to the offices. Other neighbouring retailers include Waitrose, Wildwood and Iceland. Billericay together with its main line rail station (Liverpool Street) is situated east of Brentwood and north of Basildon. The A127 Arterial Road is quickly accessed provided direct links to the M25 to the west and Southend to the east.

#### Accommodation

The premises comprise two office suites located on the 1st floor of a communal office building. W.C and Kitchen facilities are shared.

The premises benefits from 3 allocated parking spaces per suite.

<b>Suite C</b>	920 sq.ft ( 85.47 m <sup>2</sup> )
<b>Suite D</b>	1,055 sq.ft ( 98.01 m <sup>2</sup> )
<b>Total</b>	1,975 sq.ft ( 183.48 m <sup>2</sup> )

#### Terms

Available on flexible terms to be granted outside the Land and Tenant Act 1954.

#### Rent

Upon application.

#### Service Charge

A service charge may be applicable in respect of this property. Further details on request.

#### Rates

Rateable Value	To be assessed
The premises qualify for Small Business Rates Relief. prospective tenants are advised to contact Basildon District Council for clarification of their rates payable	

#### Energy Performance Asset Rating

<b>C 51-75</b>	<b>64</b> This is how energy efficient this building is
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#### Legal Costs

Each party to bear their own

#### VAT

All rents and prices stated are subject to Value Added Tax.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co:

Contact

Zaman Sheikh

[zaman@massandco.com](mailto:zaman@massandco.com)