



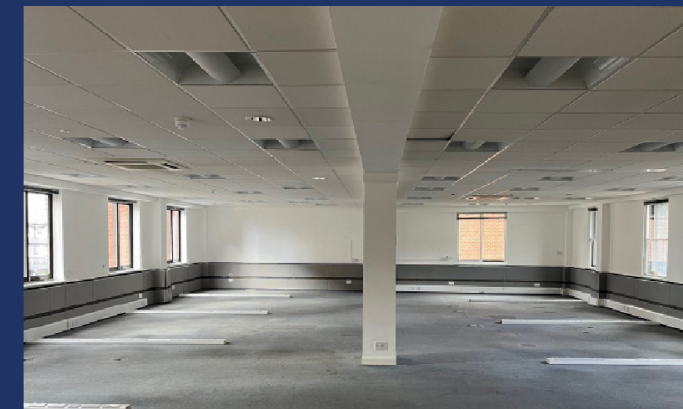
Cumberland House  
127-129 High Street  
Billericay  
Essex CM12 9AH

## To Let - First Floor Office Suite

- High Street location
- Undergoing Re-decoration
- 2,270 sqft ( 211 sqm)
- Available now

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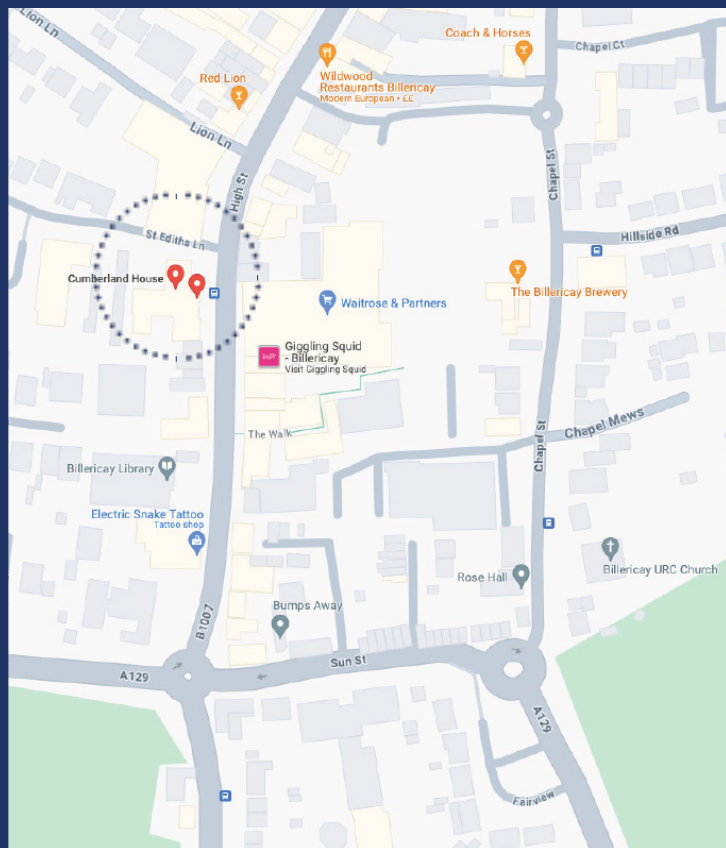
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## Location

Cumberland House is prominently positioned in Billericay High Street surrounded by various national and local retailers, cafes and Waitrose Food store.

Billericay is an affluent commuter town with good access to its neighbouring Towns of Brentwood, Basildon & Chelmsford and links into London via Billericay main line station to Liverpool Street, which is within 10 minutes walk. There is ample pay and display parking off the High Street close to the property.



## Accommodation

The premises comprise a first floor office suite situated in Cumberland House, which is a 4 storey modern multi-storey and multi-tenanted office building. Features of the building include: air conditioning, 8 person lift, on site car parking, Intercom entry system, communal WC's.

The suite, measured on a net internal basis, has the following floor area:

Suite 3: 2,270 sqft - (210.89 sqm)

## Terms

The accommodation is to be offered on new effectively full repairing and insuring lease on terms for a period to be agreed. Subject to status a rent deposit between 3-6 months rent may be required.

## Rent

£47,000 per year exclusive of service charge, rates, utilities, building insurance.

Rent is payable quarterly in advance on the usual quarter days.



## Service Charge

A service charge is applicable for the common areas. Further details available.

## Planning/Use

The property is to be used for the purposes of offices or other appropriate uses falling within Class E i.e. medical & fitness

## Energy Performance Rating

C - 53

## Value Addex Tax

Values addex tax is applicable to teh rent and service charge.

## Legal Costs

Each party to bear their own legal costs.



## Viewing & Further Information

Contact: MJM Property Consultants:

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