

# 9 Woodbrook Crescent

BILLERICAY, ESSEX, CM12 0EQ

To Let - Office Building



## KEY HIGHLIGHTS

- 1,840 ft<sup>2</sup>
- Short Walk from Billericay Mainline Station
- Car parking spaces
- Air Conditioning
- Fully Refurbished
- LED Lighting
- Carpeting



## LOCATION

Set within the established premier business park of Lake Meadows, within walking distance of Billericay Mainline Station and the High Street.

## DESCRIPTION

A two-storey, mid terrace office building with parking provision to the front. The property has undergone extensive refurbishment works being in excellent order throughout

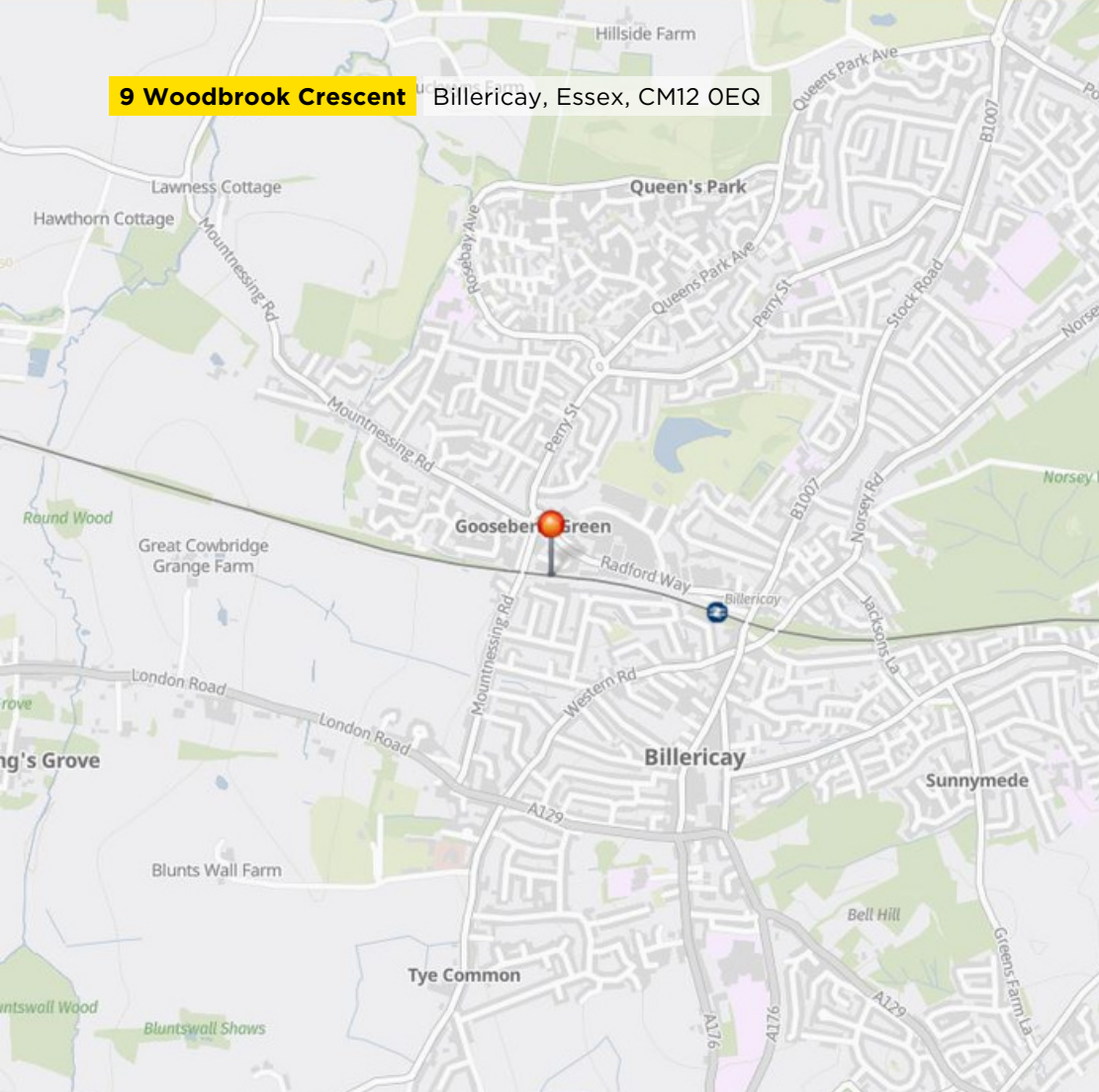
## ACCOMMODATION

Total net useable floor area of 1,840 ft<sup>2</sup> which incorporates kitchen areas on both levels.

## BUSINESS RATES

We are advised current assessment is RV £26,000 but parties are advised to make their enquiries as to their liability.

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## SERVICE CHARGE

An annual estate service charge will be applicable.

## SERVICES

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

## TERMS

A new FRI lease for a term to be agreed at a commencing rental based upon £27.50 psf pax.

## LEGAL COSTS

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

## CONTACT

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**savills**