

BILLERICAY



TO LET

151 High Street
Billericay
Essex
CM12 9AB

OFFICE

380 SQ.FT.



HIGH STREET LOCATION



OFFICE AREA



SECOND FLOOR OFFICE SPACE



NEW LEASE AVAILABLE



SECOND FLOOR - £8,340 PER ANNUM



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Audit House provides a professional and adaptable office environment in Billericay's central business district, designed to suit businesses of all sizes. From compact suites ideal for small teams to larger multi-room spaces for expanding companies, the building offers flexible options to meet a wide range of requirements.

The property benefits from a prominent retail frontage with a dedicated entrance to the office suites above, as well as rear access via the service road where parking is available. Inside, suites are fitted to a modern specification with suspended ceilings, recessed CAT II lighting, perimeter trunking, carpeting and comfort cooling cassettes. High-speed broadband and enterprise-grade telephony can be arranged, and most offices are refurbished and redecorated before occupation.

Audit House also provides excellent on-site facilities, including dedicated kitchen areas and washrooms throughout the building. Communal areas are regularly serviced and maintained, ensuring a professional working environment at all times. With its modern infrastructure, excellent connectivity and flexible leasing terms, Audit House is an ideal choice for businesses seeking a well-located and professional base in Billericay.

TERMS

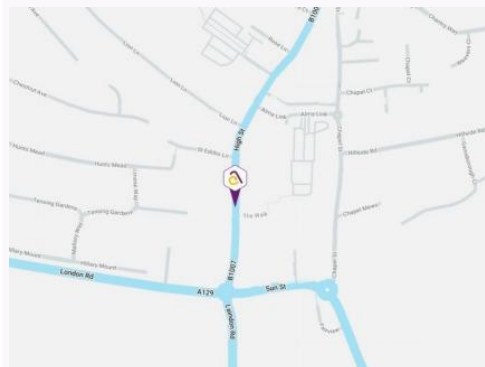
The premises are available to let upon a new lease, term to be agreed. Minimum 1+ year lease.

EPC

D - 91

TENURE

Leasehold



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon District Council on 01268 533333.

LEGAL COSTS

Ingoing tenant is responsible for the landlord's reasonable legal costs.

VIEWING

Strictly by prior appointment via landlords appointed agents
Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64 / 66 Springfield Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruikis.co.uk
w. ayerscruikis.co.uk

BILLERICAY

TO LET

Floor / Suite	Size	Use	Rent/ month	Availability
Office 146	Approx. 1020 SQ.FT.	Office	£1,595 per calendar month	Now
Office 678	Approx. 825 SQ.FT	Office	£1,375 per calendar month	Now



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555