



**Ayers & Cruiks**  
COMMERCIAL

**To Let**

**203 sq ft**

**Studio 30, Barleylands  
Craft Village, Barleylands  
Road, Billericay, CM11 2UD**

**First floor modern craft studio**

- Easily accessible location
- Available from 1st August
- New lease available
- £3,444 per annum

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



## Studio 30, Barleylands Craft Village, Barleylands Road, Billericay, CM11 2UD

### Summary

- Rent: £3,444 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- Service charge: £33.50 per month
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

### Contact & Viewings

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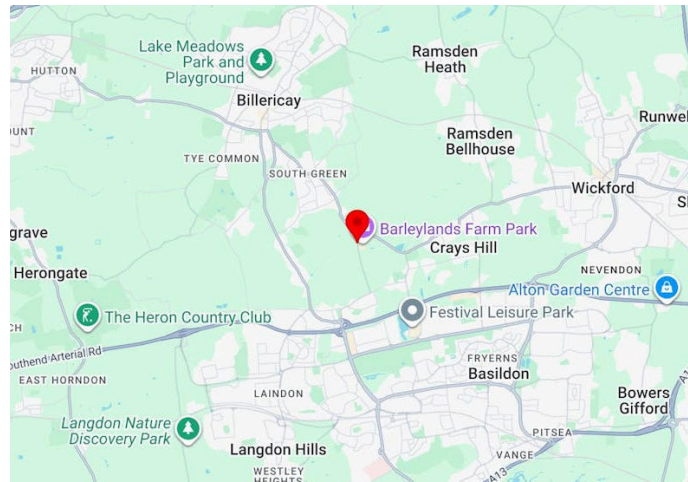
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CM2 6JY  
Tel: 01245 202555



### Description

Modern, first floor craft studio approximately 203 sq ft with access to shared toilets and on-site parking. The studio must be open to the public a minimum of Tuesday to Sunday 10am to 5pm.

### Location

This studio is located in The Craft Village, just off of Barleylands Road, with easy access from the A127.

### Accommodation

Floor/Unit	sq ft	sq m	Availability
1st	203	18.86	Available



### Terms

The premises is available on a new full repairing and insuring lease for a term to be agreed.

Available from 1st August

### Rent

Monthly rent - £287 plus VAT  
Monthly service charge - £33.50 plus VAT  
Electric charged monthly

### Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.