

**CUMBERLAND HOUSE, 127 - 129 HIGH STREET, BILLERICAY, ESSEX, CM12 9AH**

**TO LET - MODERN FIRST FLOOR OFFICE SUITE**

2,951 sq.ft ( 274.16 m<sup>2</sup> )



**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 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 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:

<b>Suite 2 - First Floor</b>	2,951 sq.ft ( 274.16 m <sup>2</sup> )
<b>Parking</b>	2 spaces

**Terms**

The accommodation is to be offered on new internal repairing and insuring lease terms for a period to be agreed.

**Rent**

£47,250 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

A service charge is applicable which covers the maintenance and upkeep of the common areas. The current charge is approx. £3,900 per quarter plus vat.

**Rates**

<b>Rateable Value</b>	£35,500
<b>UBR 2021-2022</b>	£0.499
<b>Rates Payable</b>	£18,176

**Energy Performance Asset Rating**

**D 76-100** 78 This is how energy efficient this building is.

**Legal Costs**

Each party to bear their own legal costs

**VAT**

Value added tax is applicable.

**Viewing & Further Information**

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com