01206 577667
www.whybrow.net

Whybrow

TO LET

Commercial Premise Close to Billericay High Street

70A Laindon Road, Billericay, Essex, CM12 9LD

Asking Rent - £27,500pax

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Location

The property is located just south of Billericay High Street along Laindon Road. A short drive from Billericay High Street which hosts a range of amenities including shops, cafes and restaurants. The property also benefits from being just 1 mile from Billericay Station reaching London Liverpool Street in just over 30 minutes. The A12, Southend Arterial Road and M25 are also all within 10 miles, providing extensive connectivity across Essex and neighbouring counties. Billericay is an affluent and growing town, with highly rated schools, accessibility, and amenities.

Description

A rare opportunity to let a historic and well-positioned commercial premises located close to Billericay High Street.

The property benefits from three demised on-site parking spaces and the building itself offers potential for a variety of commercial uses, subject to the necessary consents.

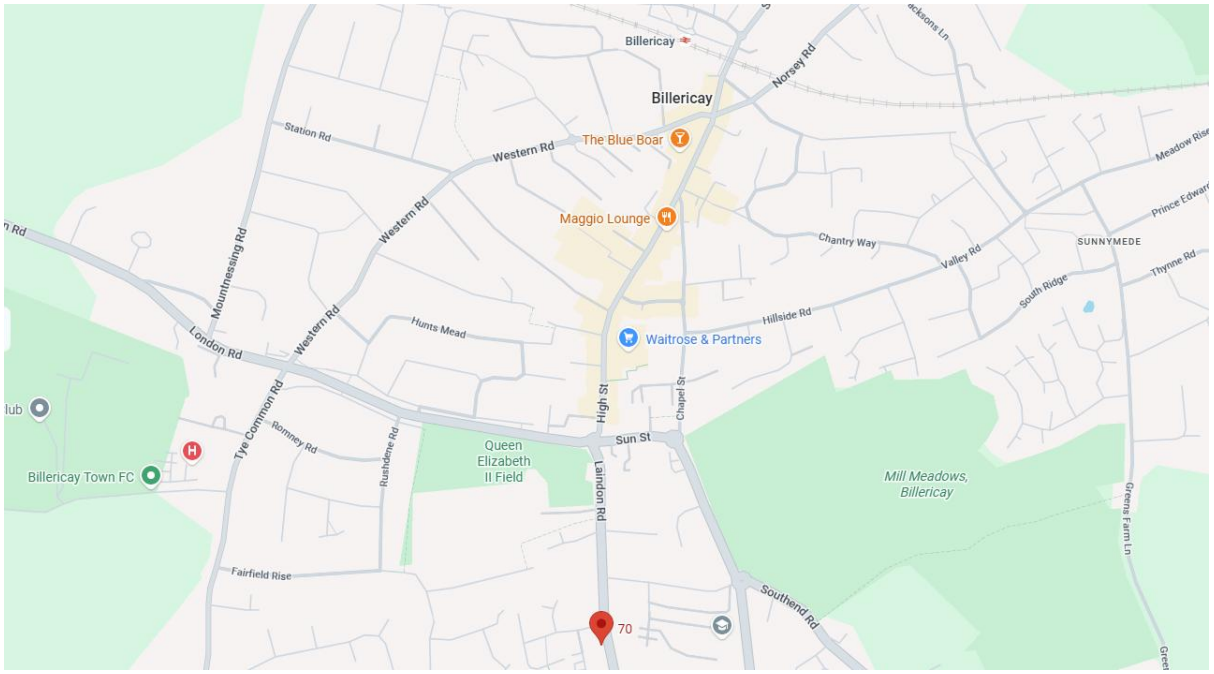
Recently refurbished, the accommodation provides a kitchen and reception area, contemporary office space and a versatile ground floor commercial area, providing an attractive and adaptable workspace.

Accommodation	Sq. ft
Ground Floor Nursery	910
Kitchen	17
W.C	27
Reception	178
First Floor Nursery	396

Total - 1528 Sq. Ft

The property is available to let. We are seeking offers in the region of

£27,500 pax



Legal Fees
Each party is to bear their own legal costs throughout the course of any transaction

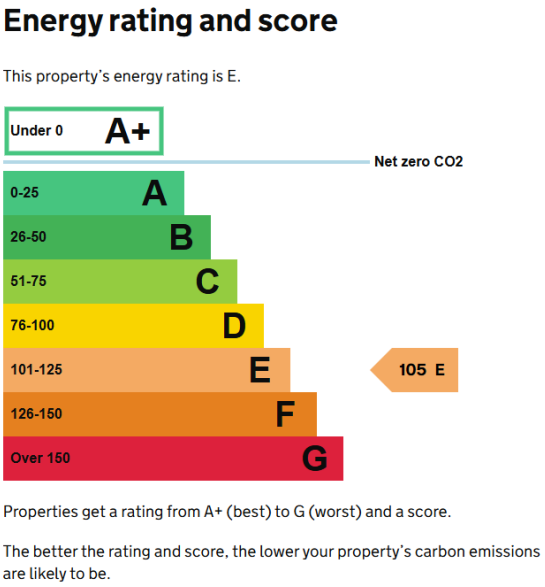
Planning
The properties benefits include *Class E Use.*
Interested parties are advised to make their own enquiries to Billericay Town Council on 01277 625732

VAT
The property is not elected for VAT

Business Rates
The property appears on the Valuation List with a Rateable Value of *£24,750*

Energy Performance Certificate
The property has an EPC Rating of *105E*

09.10.2026



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