

SUITES 1-4 FIRST FLOOR, PARK VIEW, 30 RADFORD WAY, BILLERICAY, ESSEX, CM12 0DA

PRELIMINARY DETAILS - AVAILABLE SUMMER 2022 - TO LET - NEW PRESTIGIOUS OFFICE ACCOMMODATION

1,358 sq.ft - 8,398 sq.ft (126.16 m² - 780.20 m²)



Location

The property lies midway along Radford Way, Billericay on its north side, a short distance from Billericay Railway Station and High Street (B1007). Billericay has a population of approximately 36,300 (2011 Census). It is a commuter town approximately 45km east of Central London, falling within the Borough of Basildon. The Town Centre offers a wide selection of national and local retailers serving the local community.

Accommodation

The property comprises new office accommodation situated over the first floor of a multi storey mixed use development which also accommodates ground floor commercial spaces and residential apartments over the 2nd & 3rd floors. The total office floor space offered is 8,398 sqft (NIA) which can be split into smaller suites from 1,358 sqft (NIA). The property is currently under construction and will be available for occupation in August 2022. The specification will include;

- * Air Conditioning
- * Carpeting throughout
- * Communal male & female WCs
- * On site allocated parking.

Suite 1	2,152 sq.ft (199.93 m ²)
Suite 2	1,358 sq.ft (126.16 m ²)
Suite 3	1,834 sq.ft (170.38 m ²)
Suite 4	2,995 sq.ft (278.24 m ²)
Whole 1st Floor	8,398 sq.ft (780.20 m ²)

Terms

The accommodation is offered on new effectively full repairing and

Service Charge

A service charge for the maintenance and upkeep of the common areas will be applicable. Further details on request.

Planning

The premises are to be used as offices falling within Class E of the Use Classes Order.

Rates

Rateable Value	To be assessed.
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Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable to the rent and service charge.

Viewing & Further Information

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

insuring leases for a minimum term of 10 years subject to 5 yearly rent reviews.

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