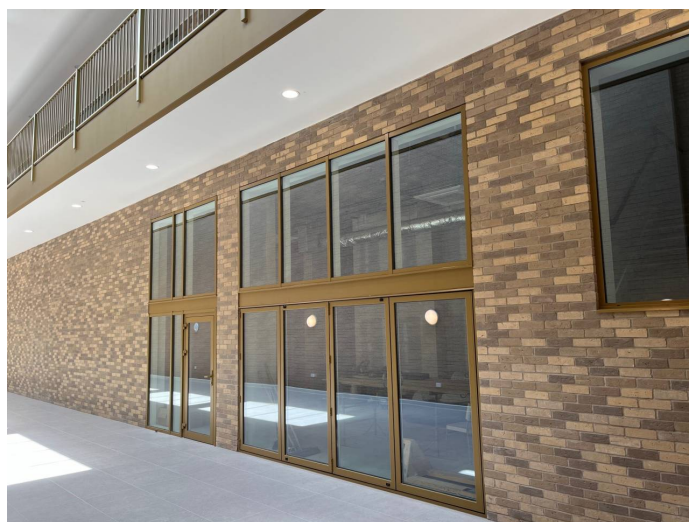


GROUND FLOOR, PARK VIEW, 30 RADFORD WAY, BILLERICAY, ESSEX, CM12 0DA

TO LET - NEW CLASS E RETAIL UNIT

673 sq.ft - 3,204 sq.ft (62.52 m² - 297.66 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, eateries and cafe's.

Accommodation

Park View comprises a new multi storey mixed use development accommodating commercial spaces on the ground floor, offices on the first floor and residential on floors 2 & 3. The commercial spaces on the ground floor can be taken as a single unit or two separate units. The available floorspaces are (GIA):

Unit A	2,531 sq.ft (235.14 m ²)
Unit B	673 sq.ft (62.52 m ²)
Units A & B combined	3,204 sq.ft (297.66 m ²)

Terms

The accommodation is to be offered on new effectively full repairing and insuring lease terms to be agreed.

Rent

Exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

The units will be subject to a service charge. Details available on request.

Planning & Use

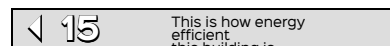
The units fall within Class E.

Rates

The business rates are to be assessed.

Energy Performance Asset Rating

A



Legal Costs

Each party to bear their own legal costs.

VAT

The rental and service charge will be subject to vat.

Viewing & Further Information

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com