

2 STATION COURT, RADFORD WAY, BILLERICAY, ESSEX, CM12 0DZ

TO LET - OFFICE ACCOMMODATION WITH PARKING

1,174 sq.ft - 2,328 sq.ft (109.07 m² - 216.28 m²)



Location

Station Court lies off the south side of Radford Way, midway between its junction with Mountnessing Road and the B1007. The High Street and station (Liverpool Street Line) are within 10 minutes walk of the property.

Billericay is a commuter town lying approx. 25 miles east of central London.

Accommodation

The available accommodation forms the first and second floors of a modern 3 storey office building. The two floors are generally open plan with some partitioned rooms and each floor has a small kitchenette. There are communal toilets on each floor. The space is air conditioned and there are 6 parking spaces

The floors can be taken individually or combined.

First Floor	1,154 sq.ft (107.21 m ²)
2nd Floor	1,154 sq.ft (107.21 m ²)
Total	2,308 sq.ft (214.42 m ²)

Terms

A new effectively full repairing and insuring lease for a term of 10 years, subject to rent review and the end of the fifth year assuming an RPI linked basis uplift. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act.

Subject to the Tenant's financial status and covenant the landlord may require a 6 month rent deposit.

Rent - £22.50 per sqft 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

The property is subject to a service charge to cover the costs of the maintenance and upkeep of the common areas. Further details available.

Planning & Use

Uses falling with Class E will be permitted.

Rates

Rateable Value	To be separately assessed
UBR (2023/2024)	£0.499
Rates Payable	To be advised

Energy Performance Asset Rating

C 51-75 ← **61** This is how energy efficient this building is

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Value added tax is applicable to the rent and service charge

Viewing & Further Information

Contact joint leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com