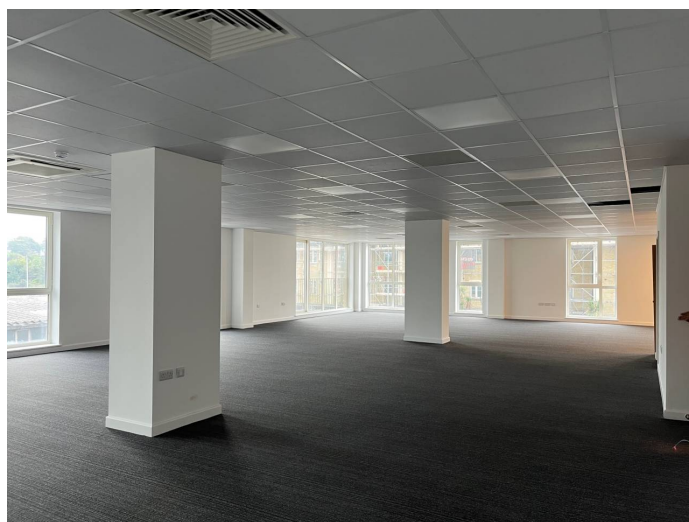
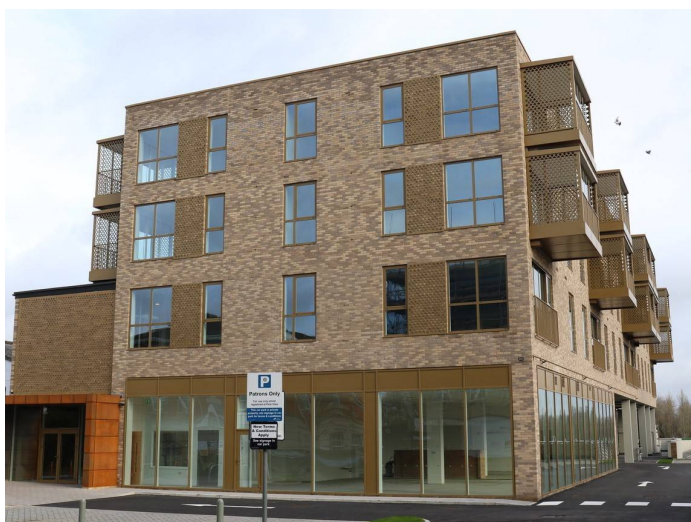


## SUITES 1-4 FIRST FLOOR, PARK VIEW, 30 RADFORD WAY, BILLERICAY, ESSEX, CM12 0DA

### TO LET - NEW PRESTIGIOUS OFFICE ACCOMMODATION

1,358 sq.ft - 8,398 sq.ft ( 126.16 m<sup>2</sup> - 780.20 m<sup>2</sup> )



#### Location

The property lies midway along Radford Way, Billericay a short distance from Billericay Railway Station (Liverpool St.) and High Street Billericay is a commuter town approximately 45km east of Central London, falling within the Borough of Basildon.

#### 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 upper floors. The total office floor space is 8,398 sqft (NIA) which can be spilt 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.

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

#### Terms

The accommodation is offered on new effectively full repairing and insuring leases for a minimum term of 10 years subject to 5 yearly rent reviews.

#### Rent

Upon Application. 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 for the maintenance and upkeep of the common areas will be applicable. Further details on request.

#### Planning & Use

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

#### Rates

<b>Rateable Value</b>	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](mailto:mark.mannering@massandco.com)

