

# 01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# GROUND FLOOR, PARK VIEW, 30 RADFORD WAY, BILLERICAY, ESSEX,

# TO LET - NEW RETAIL/SHOWROOM UNITS - AVAILABLE SUMMER 2022

 $1,011 \text{ sq.ft} - 2,311 \text{ sq.ft} (93.92 \text{ m}^2 - 214.70 \text{ m}^2)$ 



#### 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

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.

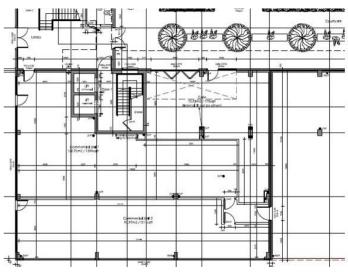
Unit A	1,300 sq.ft ( 120.77 m <sup>2</sup> )
Unit B	1,011 sq.ft ( 93.92 m <sup>2</sup> )
Units A & B combined	2,311 sq.ft ( 214.70 m <sup>2</sup> )

The above floor areas are measured from plans on a net internal basis

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

# Rent

Upon application



### **Service Charge**

The units will be subject to a service charge. Details available in due course.

# **Planning**

The units fall with Class E. However restaurant uses will not be considered.

# Rates

The business rates are to be assessed.

# **Energy Performance Asset Rating**

**EPC** Awaited

# **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

- i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract
  ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in rela
  iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and finar
- conditional to the transaction