



30 Radford Way, Billericay

POA

Full Description

The property comprises office accommodation situated over the first floor of a newly constructed multi storey mixed use development which also accommodates ground floor commercial spaces and residential apartments over upper floors.

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

Name/Floor	Sq Ft	Sq M
1st Suite 1	2,152	199.93
1st Suite 2	1,358	126.16
1st Suite 3	1,834	170.38
1st Suite 4	2,995	278.24
Total	8,339	774.72

Terms

The suites are offered on new effectively Full Repairing and Insuring leases on terms to be agreed.

Planning & Use

The units have been designed for office use and fall within Use Class E. Other uses within Class E will be considered

including Medical, Fitness, Leisure and Health & Beauty.

Legal Costs

Each party to bear their own legal costs

VAT

Value Added Tax is applicable to the rent and service charge

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Service Charge

A service charge is payable for the building's maintenance and upkeep and utilities of the common areas and utilities. Further details on request.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.

Features

- Fully Fitted
- Within Walking Distance of Billericay Rail Station
- Close to High Street and Local Shops
- Allocated Parking
- Suitable for Class E Uses Including: Offices, Medical, Health & Beauty and Fitness

Contact Us

MJM Property Consultants

T: 07896 768002

E:

enquiries@mjmpropertyconsultants