



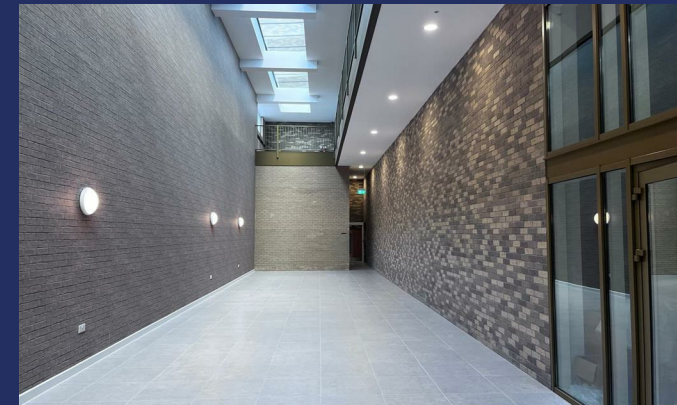
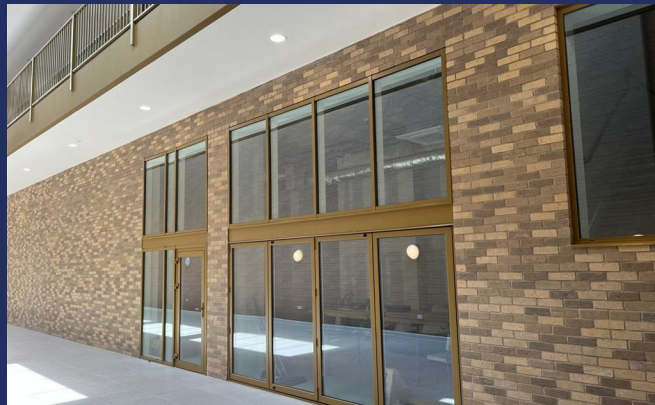
Unit B Park View
30 Radford Way
Billericay
Essex
CM12 0DA

To Let - A New Class E Unit

- 673 sqft (63 sqm)
- New Unit
- Walking Distance From Station & High Street

01277 289150

www.mjmmpropertyconsultants.co.uk



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.



Description

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 two & three.

The property forms part of the ground floor commercial accommodation and is situated within the atrium area, benefitting from external seating area if required. It is in shell condition offering the tenant to fit out to suit their requirements.

Accommodation

The unit measures on a gross internal area:

673 sq ft (63 sq m)

Terms

The unit is are offered on new effectively Full Repairing and Insuring lease on terms to be agreed.

Rent

£25,000 per year exclusive of service charge and business rates

Business Rates

Awaiting reassessment.

Prospective Tenants are advised to check their business rates obligations with the local Council.

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.

Planning and Use

The property falls within Use Class E and can be used for the purpose of a cafe or eatery or other use falling within Class E

Energy Performance Certificate

A 11

VAT

VAT is applicable to the rent and service charge

Legal Costs

Each party to bear their own legal costs.

Subject to terms agreed the Tenant may be required to give a legal undertaking to meet the landlord's abortive legal and agent's costs should the tenant withdraw after draft legal papers have been issued.

Rent Deposit & Guarantors

Subject to status and terms agreed the Landlord will require a rent deposit and/or Personal Guarantee

Viewing & Further Information:

Contact MJM Property Consultants:

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07896 768002