



Suite 1  
Park View Radford Way  
Billericay  
Essex  
CM12 0DA

## To Let - Prestigious New Office Accommodation

- 2,152 sq ft (200 sq m)
- Walking Distance From Station & High Street
- New Build Accommodation

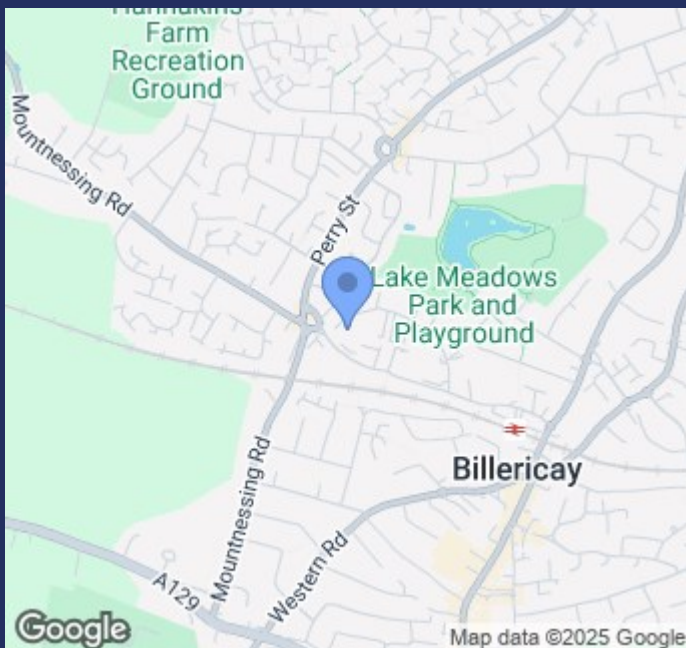
01277 289150

[www.mjmpropertyconsultants.co.uk](http://www.mjmpropertyconsultants.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

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.

The specification includes:

- Air Conditioning
- Carpeting throughout
- Communal male & female WCs
- On site allocated parking.

Total 2,152 sq f (200 sq m)

## Accommodation

The total office floor space is 2,152 sq f (NIA)

## Terms

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

## Rent

On application

## 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 units have been designed for office use but fall within Use Class E. Other uses within Class E will be considered including Medical, Fitness, Leisure.

## Energy Performance Certificate

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## VAT

VAT is applicable to the rent and service charge

## Legal Costs

Each party to bear their own legal costs.

### Viewing & Further Information:

Contact MJM Property Consultants:

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