



## To Let

2,995 sq ft  
(278.24 sq m)

Rent on application

## Prestigious New Office Accommodation

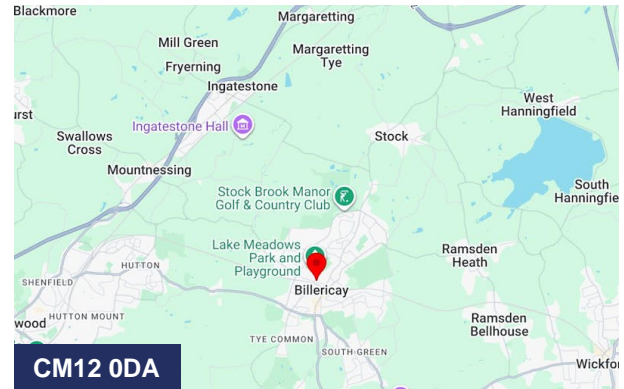
- New Build Accommodation
- Walking Distance From Station & High Street
- Secured Allocated Parking
- Air Conditioning

## 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 carpeting throughout, and communal male & female WCs.

## Location

The property lies midway along Radford Way, a short distance from Billericay Railway Station and High Street (B1007). Billericay is a commuter town approximately 45km east of Central London, within the Borough of Basildon. The Town Centre offers a wide selection of national and local retailers serving the local community.



## Accommodation

Suite 4 has the following net internal area:

Floor/Unit	Description	Size	sq ft	sq m
1st	Suite 4	2,994 sq ft	2,994	278.15
<b>Total</b>			<b>2,994</b>	<b>278.15</b>



## Terms

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

## Rent

Upon application

## Business Rates

The suite has a rateable value of £53,500

## 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

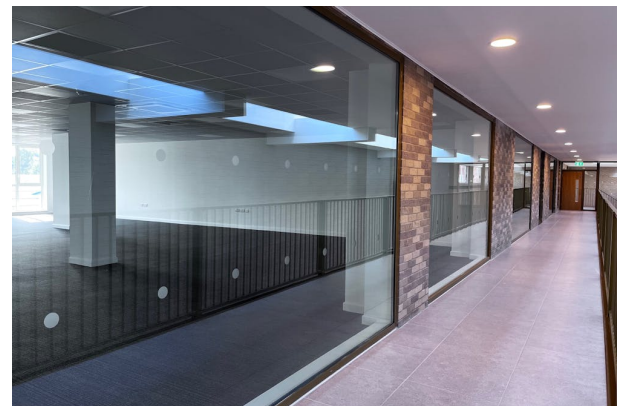
The accommodation has been designed for office use but falls within Use Class E. Other uses within Class E will be considered including Medical, Health & Fitness, Leisure.

## VAT

VAT is applicable to the rent and service charge

## Legal Costs

Each party to bear their own legal costs.



## Summary

Available Size	2,995 sq ft
Rent	Rent on application
Rates Payable	£26,696.50 per annum
Rateable Value	£53,500
EPC Rating	13

## Viewing & Further Information

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