7A Radford Crescent, Billericay

CM12 0DU



To Let

2,124 sq ft
(197.33 sq m)

£40,000 per annum

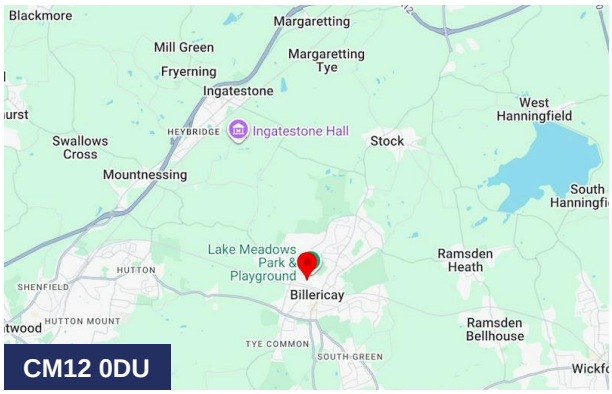
Ground Floor Office Accommodation

- 4 Parking Spaces
- Walking distance from Rail Station
- Walking distance form High Street
- Lease assignment

mjmpropertyconsultants.co.uk
01277 289150

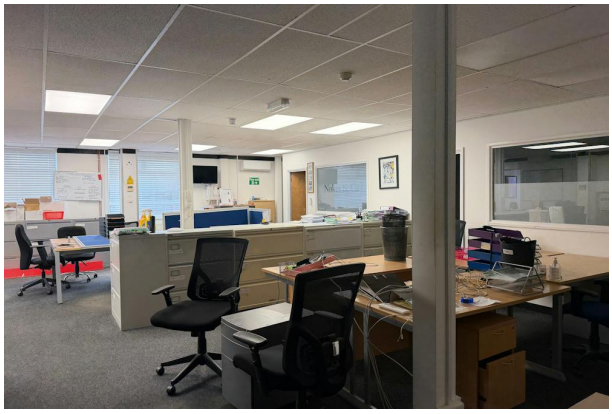
Location

The property is situated on Radford Crescent which lies off Radford Way, within an established business area to the north of Billericay town centre. Billericay High Street and its range of shops, cafés, restaurants and other amenities within easy reach. Billericay mainline railway station is within walking distance. The property also benefits from good road communications, with the A12 and A127 readily accessible, providing connections to the M25 and wider motorway network.



Description

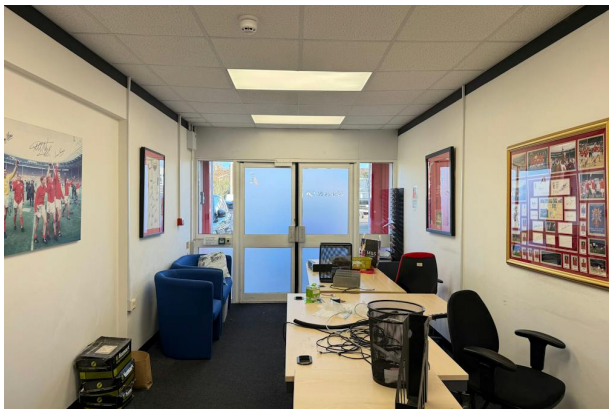
The accommodation forms part of the ground floor of 7 Radford Crescent providing mainly open plan office space including kitchen/staff room and WC's.
The property is allocated 4 parking spaces with additional pay & display parking immediately opposite.



Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Office	2,124	197.33
Total	**2,124**	**197.33**



Terms

The property is held on an existing lease which is available by way of an assignment.

Rent

The passing rent is £40,000 per year payable monthly.

Planning & Use

Offices

AMLR

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.

Administration Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant must pay an administrative feeof £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.

Summary

Available Size	2,124 sq ft
Passing Rent	£40,000 per annum
Premium	Nil
Rates Payable	£11,880 per annum
Rateable Value	£27,500
Service Charge	£2,644 per annum estimated
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Viewing & Further Information

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Regulated by RICS

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.
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