



Park View 30  
Radford Way  
Billericay  
Essex  
CM12 0DX

## To Let - Prestigious New Office Accommodation

- Walking distance from train station
- 1,358 - 8,398 sqft (126 - 780 m<sup>2</sup>)
- A - Energy Performance Rating
- Available now
- Allocated Parking

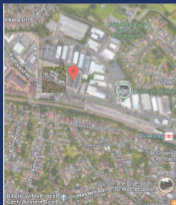
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## Location

Park View 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

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 2 & 3.

The available office spaces can be taken as a single unit or a combination of the individual units. The sizes available spaces on a net internal measurement are:

- Suite 1 - 2,152 sqft ( 200 sqm)
- Suite 2 - 1,358 sqft ( 126 sqm)
- Suite 3 - 1,834 sqft ( 170 sqm)
- Suite 4 - 2,995 sqft ( 278 sqm)

Total 8,339 sqft ( 774 sqm)

## Terms

The units are offered on new effectively Full Repairing and Insuring lease on terms to be agreed . Subject to status a rent deposit and or personal guarantee may be required

## Rent

Upon application. Exclusive of service charge, rates, utilities, building insurance .

## Service Charge

A service charge is applicable for the maintenance and upkeep of the communal areas and utilities of the building. Further details available.

## Planning/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, and Leisure.

## Energy Performance Rating

A 13

## Business Rates

Under assessment.

## Value Added Tax

Value added tax is applicable to the rent & service charge.

## Legal Costs

Each party to bear their own legal costs.

Viewing & Further information:

Contact MJM Property Consultants :

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