

TO LET

Industrial / Warehouse Premises With Offices and Storage

2,015 - 4,030 sq. ft. (187 - 374 m²)

UNIT 3, RADFORD BUSINESS CENTRE

Radford Way, Billericay, Essex, CM12 0DP



- Available Immediately on a New Lease
- Recently Refurbished
- Air Conditioning

- Walking Distance to Billericay Train Station
- Allocated Car Parking
- Suitable for Alternative Uses

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Unit 3 occupies a prominent position as part of Radford Business Centre, overlooking the roundabout junction of Radford Way, Perry Street and Mounthessing Road, opposite Sainsbury's Local.

Billericay train station is a short walk with services to London Liverpool Street (30 mins travel time) and with Billericay High Street being a only short drive away, with great shopping amenities, bars & restaurants. The location offers excellent vehicular access to the A12 and A127, each providing convenient access to the M25.

DESCRIPTION

Two-storey end of terrace hybrid premises comprising industrial/warehouse space at ground floor with roller shutter access door, store and toilet. The first floor provides open plan office accommodation with separate manager office or meeting room, with kitchen and further toilets. There is allocated car parking to the front of the building.

ACCOMMODATION

Ground Floor - Warehouse	2,015 sq. ft. (187 m ²)
First Floor - Offices	2,015 sq. ft. (187 m ²)
Total	4,030 sq. ft. (187 m²)

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£50,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £53,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of D-80.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01268 290298 / 07342 038292

Email: chris.cornhill@kemsley.com

Pravi Sidhu

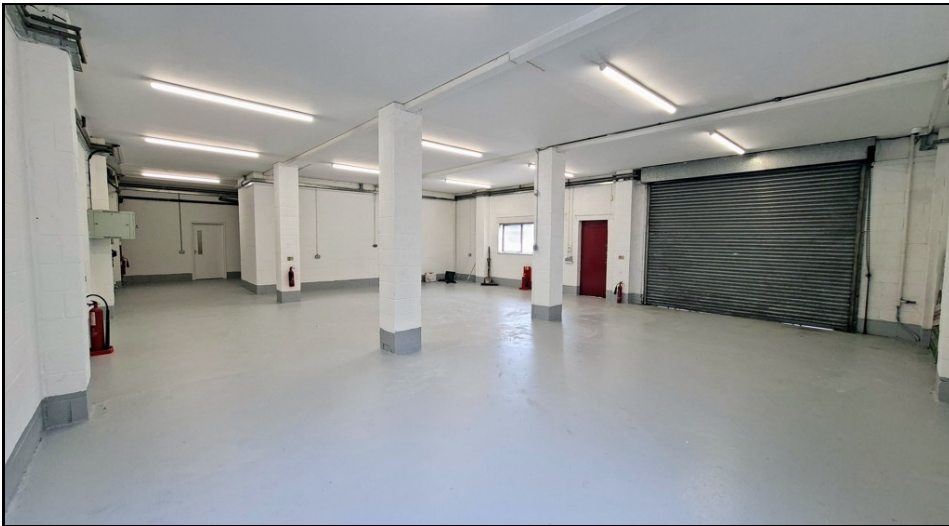
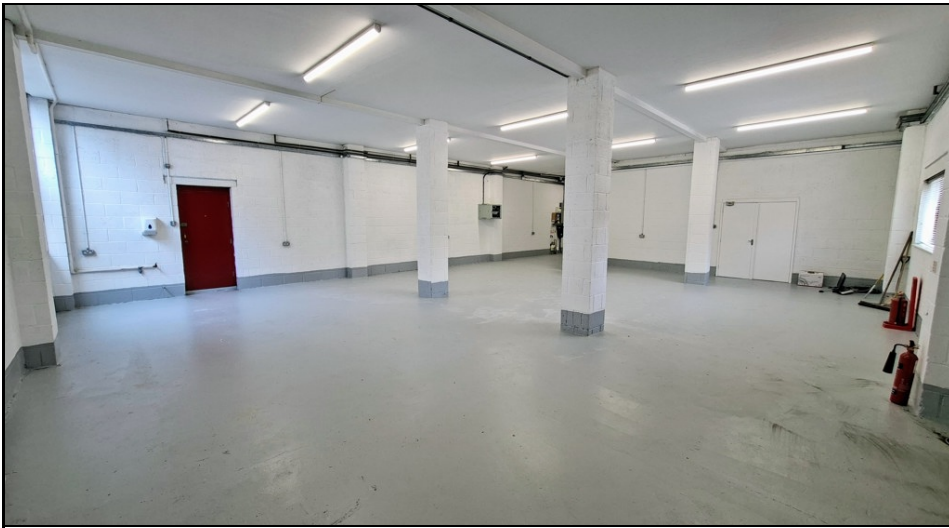
Tel: 01268 290295 / 07484 545561

Email: pravi.sidhu@kemsley.com

Ref: AB2960



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.