

**TO LET**

## Semi-Detached Industrial Premises

8,909 sq. ft. (828 m<sup>2</sup>)

## 32A RADFORD WAY

Billericay, Essex, CM12 0BX



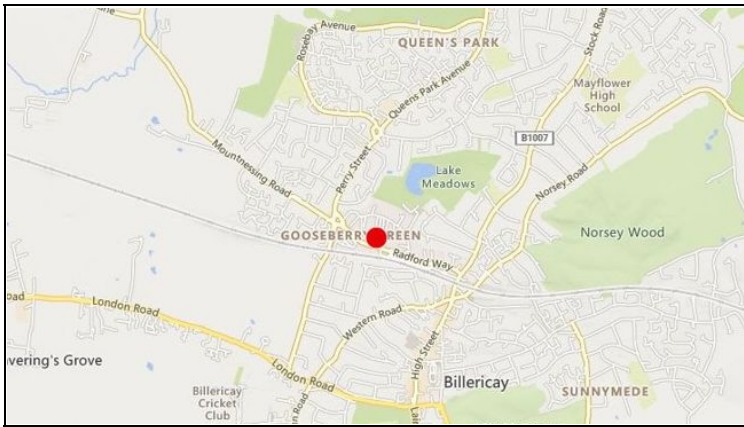
- Good Road Frontage
- Sought After Location
- First Floor Office

- Forecourt Parking
- Established Estate
- Available Now

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

Billericay is situated in the South East Essex Area approximately 35 miles east of central London and 10 miles distant of the M25 and national motorway network accessed via the A127 Arterial Road which provides direct links to the A12. Billericay has a main line railway station providing services to the City.

## DESCRIPTION

This commercial property was last used as a garden furniture showroom and benefits from a good-sized forecourt area to the front. The building is set on the popular Radford Way estate, a well-established industrial area in Billericay. The building has been arranged to form two storey offices to front with warehouse to the rear. The warehouse area is accessed from the front only. The first floor provides good quality offices together with kitchen and WCs. The rear warehouse offers an apex height of 4 metres. We understand the property benefits from 3 phase power.

## ACCOMMODATION

First Floor Offices	1,020 sq. ft. (95 m <sup>2</sup> )
Warehouse	7,889 sq. ft. (733 m <sup>2</sup> )
<b>Total</b>	<b>8,909 sq. ft. (828 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

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

## RENT

£90,000 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 Valuation of Agency, we believe the rateable value to be £45,000 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £22,455.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

The property has an EPC rating of C.

## LEGAL FEES

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

## CONTACT

Strictly by appointment via sole agents:

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