

## 4 Molineaux Court, Radford Way, Billericay, Essex, CM12 0BT



### Detached Warehouse/Business Unit with mezzanine **TO LET** 6,856 sq ft (637.6 sq m)

- Electric loading door
- LED lighting
- 3-phase power, gas and mains water
- 11 car parking spaces
- Two storey office/welfare facilities

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

**Location**

The property is located within an established industrial estate, adjacent to Radford Way. Local occupiers include Jewson Builders Merchants, Sainsbury's Local and Kwik Fit Plus. The A12 is approximately 4.6 miles away, accessible from the Mountnessing Roundabout, and provides a connection to J28 of the M25 road network. Billericay Train Station is situated on the same road (Radford Way), approximately 0.4 miles away and provides a service to London (Liverpool Street) in approximately 40 minutes.

**The property**

An end-terrace detached unit of steel frame construction with brick, blockwork and profile metal clad elevations. The maximum height is approximately 6.7m and the height beneath the mezzanine approximately 4.4m. Access is via an electric loading door.

Internally, the unit is arranged to provide ground and first floor offices and mezzanine to part. The unit is heated via a gas blower and there is LED lighting together with works toilets. The offices have air conditioning, double glazing, kitchenette and separate toilets.

Externally, there are 11 car parking spaces and loading access.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit	3,243 sq ft	301.4 sq m
Ground floor Offices/ Ancillary	712 sq ft	66.1 sq m
First floor Offices/ Ancillary	720 sq ft	67.0 sq m
<b>TOTAL</b>	<b>4,675 sq ft</b>	<b>434.3 sq m</b>
Mezzanine	2,181 sq ft	202.7 sq m

**Terms**

The lease is available by way of an assignment or sublet. The property is currently held on a full repairing and insuring lease, from 1<sup>st</sup> June 2017 and expiring 31<sup>st</sup> May 2027 at a passing rent of £51,000pa, payable quarterly in advance. Building Insurance (£1,173pa) is payable but there is no service charge.

**Figures**

£51,000 per annum exclusive, payable quarterly in advance.

**Business rates**

The Rateable Value (2023) is £35,750, making the rates payable approximately £17,839.25p per annum. Interested parties are advised to satisfy themselves fully in this respect.

**Legal costs**

Each party to be responsible for the payment of their own legal costs.

**EPC**

The EPC rating is D79, expiring June 2027.

**Agent's Note**

All figures quoted are exclusive of VAT (if applicable). No warranty is given in respect of the current planning use. Interested parties are advised to satisfy themselves fully in respect of planning uses with the Local Authority. None of the amenities or fixtures and fittings have been tested.

**Enquiries/viewing**

Please contact us on 01708 860 696 or email: [jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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