

TO LET

£23,000 PER ANNUM

elwell taylor



14 RADFORD CRESCENT
BILLERICAY
CM12 0DG

TO LET

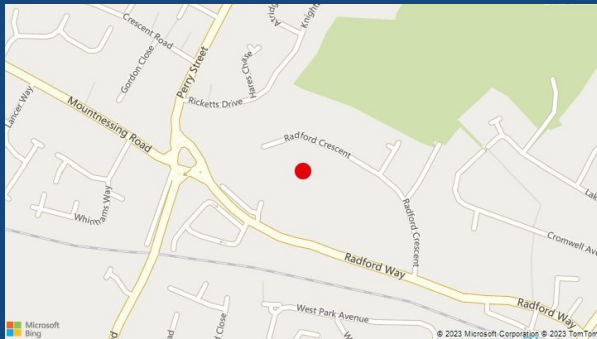
- INDUSTRIAL UNIT ON SOUGHT-AFTER ESTATE
- LARGE MEZZANINE
- CAR PARKING
- OPEN PLAN STORAGE/WORKSHOP SPACE

LOCATION

The property is located to the rear of Philip J Bird Auto Services in Radford Crescent, forming part of Billericay's popular industrial estate. The railway station and High Street are both a short walk away, and there is also good road access with the A12 and M25 being within a 15 minute drive.

DESCRIPTION

The property comprises an open plan light-industrial/storage unit which forms part of the industrial area of Billericay centred around Radford Crescent. The space benefits from partitioned offices, a large amount of mezzanine storage, kitchenette, and WC, with the unit accessed either via a set of double personnel doors, or a full height electric roller shutter loading door. Side windows and roof lights provide good natural light, with the space also lit via reflective strip lighting. The offices benefit from perimeter trunking, carpets, and suspended ceilings. There is vehicle access to the side of the building, with 2 spaces demised, and the potential for a further one in front of a set of currently unused loading doors.



ACCOMMODATION

Warehouse: 2,173 sq ft (201.9 sq m)
Mezzanine: 1,518 sq ft (141.0 sq m)
TOTAL: 3,691 sq ft (342.9 sq m)

CAR PARKING

2 spaces

TERMS

The property is available by way of a new fully repairing and insuring lease, for a term to be agreed, at an asking rent of £23,000 per annum.

RENT

£23,000 Per Annum

VAT

We understand the property is not elected for VAT

BUSINESS RATES

RV: £17,000 2023/24
Rate in the £: 49.9p
Rates Payable: £7,854 per annum

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

Strictly by appointment with sole agents Elwell Taylor.



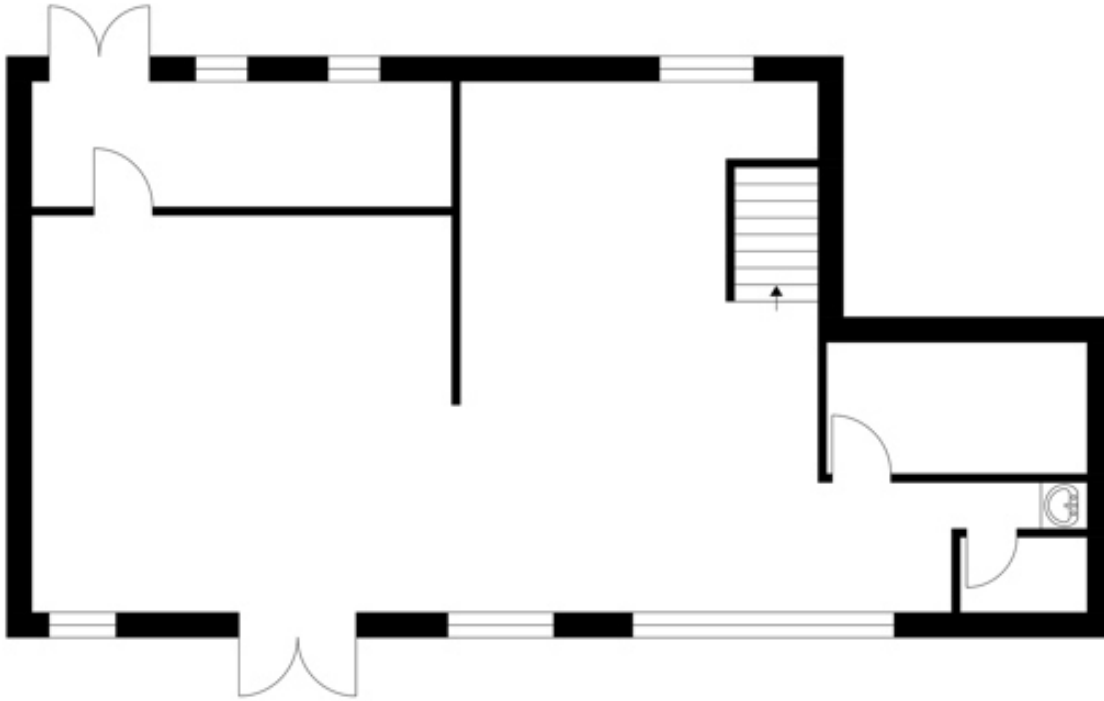
ELWELL TAYLOR FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT : (1) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; (2) ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTIONS OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; (3) NO PERSON IN THE EMPLOYMENT OF ELWELL TAYLOR HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



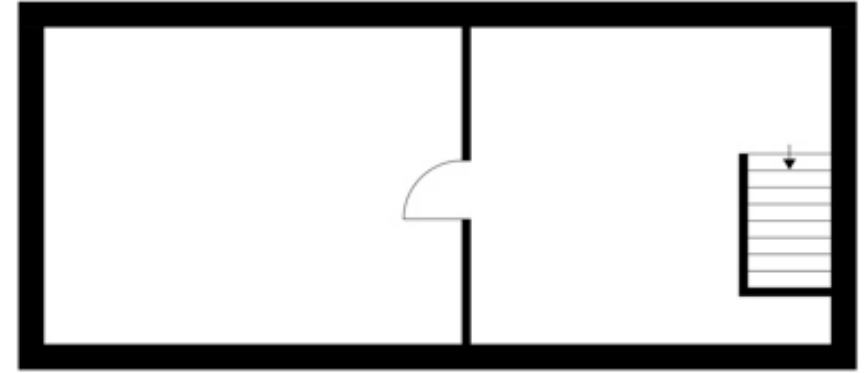


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Ground Floor



Mezzanine

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.