

# TO LET

£26,000 - £52,000 PER ANNUM

elwell taylor



2 STATION COURT RADFORD WAY  
BILLERICAY  
CM12 0DZ

TO LET

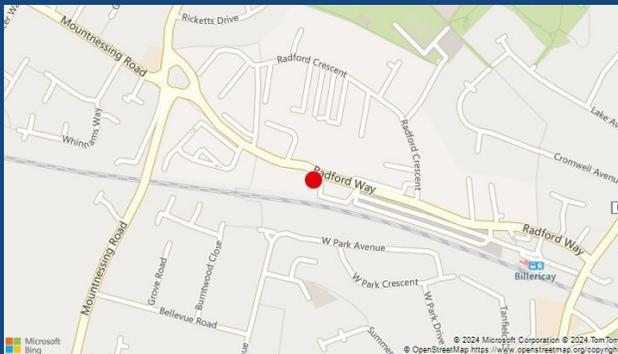
- GRADE A OFFICE SPACE
- AIR CONDITIONED
- EXCELLENT PARKING PROVISION
- NEWLY REDECORATED SPACE
- KITCHENETTE AND PRIVATE MEETING ROOM

## LOCATION

The property is located on Station Court, about halfway down Radford Way on the outskirts of Billericay Town Centre. Billericay has excellent transport links, accessed via the A127 Arterial Road which provides direct links to the A12 and the M25 beyond. The offices are less than half a mile away, which provides quick links into the centre of the City of London.

## DESCRIPTION

The offices comprise the first and second floors of a newly refurbished, modern, & purpose-built office building. Internally the offices are open plan, each benefitting from demised WC's, a kitchenette, fully glazed meeting room/private office, excellent natural light, and air conditioning. The offices are carpeted throughout, and have recently been redecorated throughout, including one feature wall. Each floor comes with three car parking spaces, with some opportunity for double parking.



## ACCOMMODATION

First Floor: 1,154 sq ft (107.2 sq m) - 3 Car Park Spaces  
Second Floor: 1,154 sq ft (107.2 sq m) - 3 Car Park Spaces  
Total: 2,308 sq ft (214.4 sq m) - 6 Car Park Spaces

## CAR PARKING

6 spaces

## TERMS

The offices are available, either together or separately, on the basis of a new fully repairing and insuring lease by way of a service charge, for a minimum term of 5 years.

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## BUSINESS RATES

Rateable Values

1st Flr 2: £23,250.00

2nd Flr 2: £21,000.00

## LEGAL COSTS

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

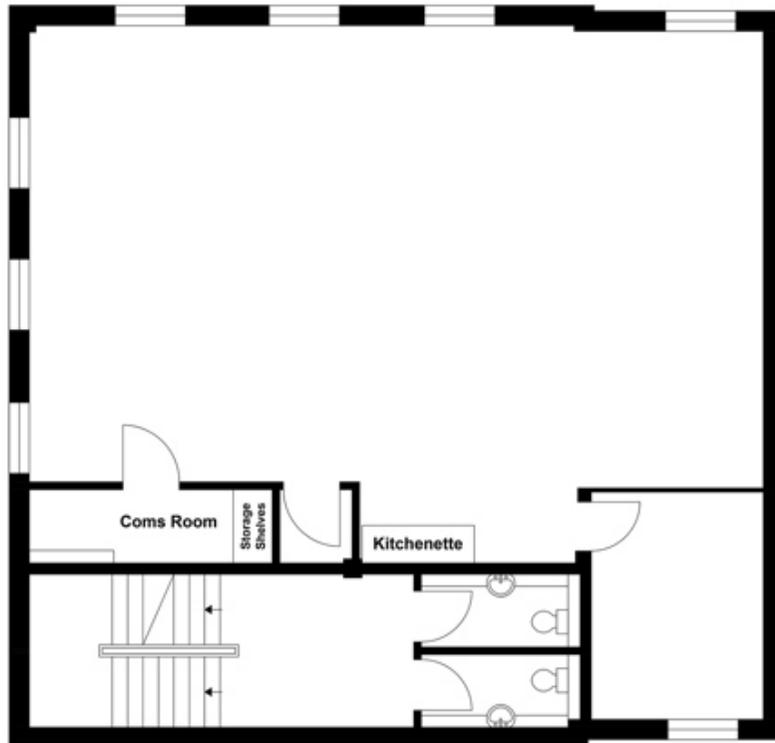
## VIEWINGS

Strictly via prior appointment through joint sole Elwell Taylor (01245 266088)

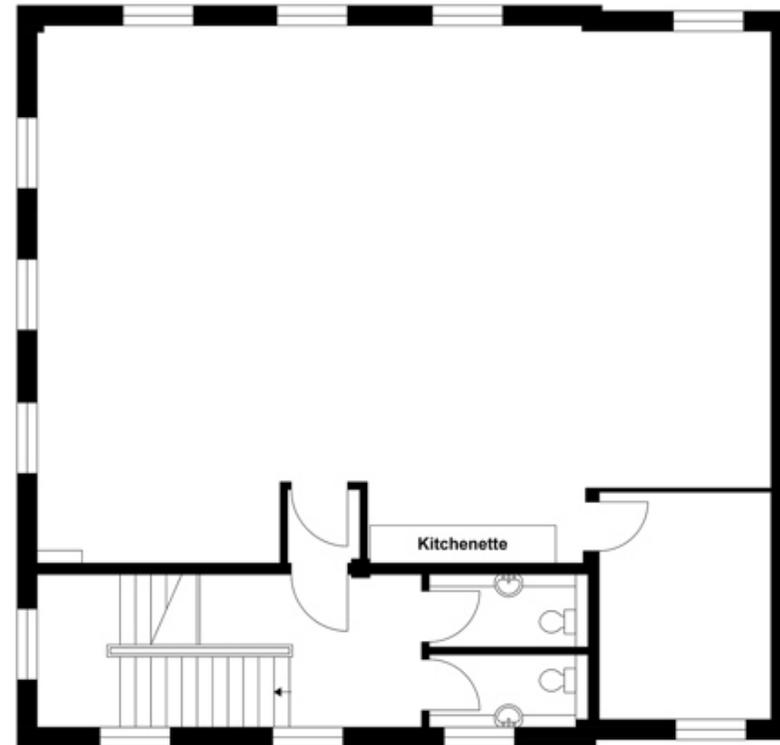


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**First Floor**



**Second Floor**

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.