



To Let

Prominent Class E/B2/B8 with Parking

Radford Corner, Radford Way, Billericay, Essex,
CM12 0BZ

RENT

£28,000

Per Annum Exclusive

AVAILABLE AREA

1,300 sq ft

[120.76 sq m]

IN BRIEF

- » Available Immediately on a New Lease
- » Eligible for Small Business Rates Relief Subject to Individual Circumstances
- » Prominent Frontage

LOCATION

The property is situated on a prominent corner position overlooking a busy roundabout opposite a Sainsbury's Local convenience store. Billericay High Street and mainline station can be found a short distance away. Billericay station provides frequent services to London Liverpool Street (approximately 30 minutes) and Southend Victoria (25 minutes). The A12 and A127 are approximately 5 miles away providing easy access to the national motorway network via Junction 28 and 29 of the M25.

DESCRIPTION

The property comprises a prominent end of terrace business unit which is split over ground and first floor. The property benefits from a large glazed window display fronting Radford Way and would be well suited for a sales showroom/office. The property is carpeted throughout, air conditioned and WC facilities are provided on each floor. Please note the images shown were taken prior to the current tenants occupation.

Externally there are two allocated car parking spaces to the rear of the property. Additional car parking is available nearby in Radford Crescent Car Park which is managed by Chelmsford City Council.

ACCOMMODATION

- » Ground Floor 650 sq ft [60.58 sq m]
- » First Floor 650 sq ft [60.58 sq m]
- » **Total: 1,300 sq ft [120.76 sq m]**

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the unit falls within Band B (28) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.



SERVICES

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

BUSINESS RATES

The property is entered into the Valuation Office Agency rating list with a rateable value of £12,750, which will give rise to an approx. annual rates liability of £5,508 (2026/27).

The property may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries with the Local Authority.

LOCAL AUTHORITY

Basildon Borough Council
01268 533 333

PLANNING

We understand the property has a Class E/B2/B8 Use.

TERMS

The property is available on a new Lease on terms to be agreed.

RENT

£28,000 Per Annum Exclusive.

VAT

We understand VAT is not applicable.

LEGAL COSTS

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



**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

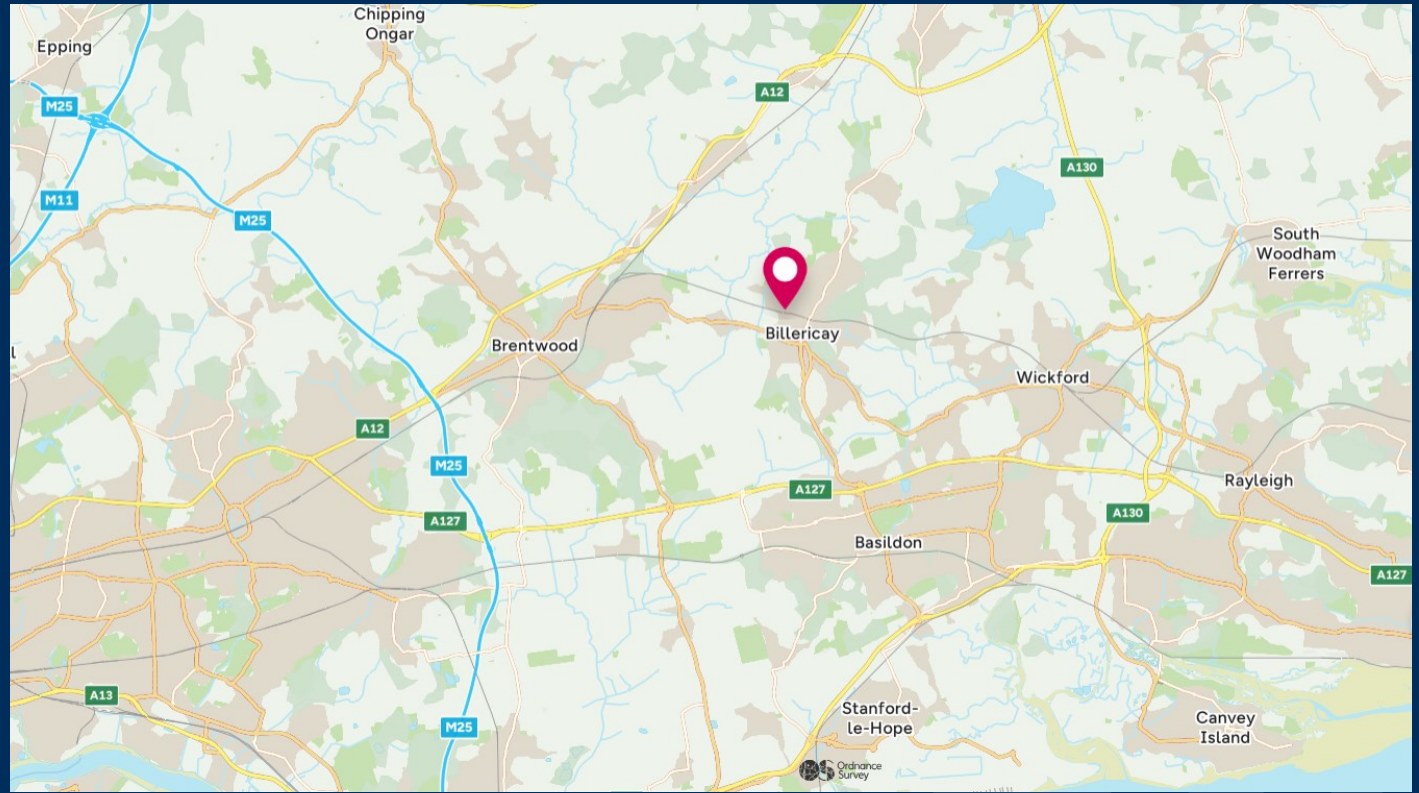
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Particulars updated May 2025

