



TO LET - AVAILABLE IMMEDIATELY ON A NEW LEASE

Refurbished Business Premises Providing Offices and Storage

**Unit 3 Radford Business Centre, Radford Way,
Billericay, CM12 0DP**

QUOTING RENT

£50,000 Per Annum Exclusive

AVAILABLE AREA [GIA]

**4,030 sq. ft
[374.00 sq. m]**

IN BRIEF

- » Available Immediately on a New Lease
- » Walking Distance to Billericay Train Station
- » Recently Refurbished
- » Allocated Car Parking

LOCATION

The property is situated on Radford Way, a short distance from Billericay High Street and mainline train station. 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 an end of terrace business unit with industrial/warehouse space on the ground floor and offices on the first floor. The ground floor has a ceiling height of 3.40 metres and is accessed via a pedestrian door and a roller shutter access door (3.00 metres high x 3.75 metres wide). The first floor office accommodation is to be refurbished and benefits from gas fired central heating, air conditioning and suspending ceiling with inset lighting. Allocated car parking is provided directly outside the property.

ACCOMMODATION

[Approximate Gross Internal Floor Area]

Ground Floor - Warehouse	187.00 sq. m	[2,015 sq. ft.]
First Floor - Offices	187.00 sq. m	[2,015 sq. ft.]
» Total:	374.00 sq. m	[4,030 sq. ft.]

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band D (91) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

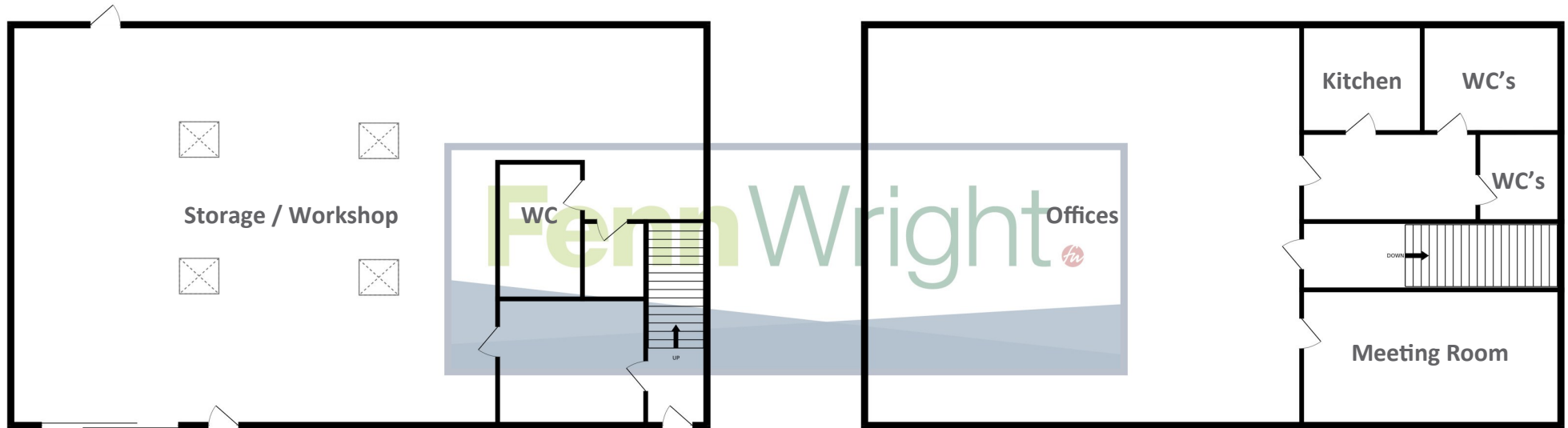
SERVICES

We understand the property is connected to mains water, gas and three phase 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Indicative Floor Plan Only - Not to Scale

BUSINESS RATES

We are advised the premises have a rateable value of £53,000 with effect from 1st April 2026. Therefore estimated annual rates payable of approximately £25,440 (2026/27). We advise interested parties to speak to the local authority for further information.

TERMS

The property is available on a new lease for a term to be agreed.

RENT

£50,000 Per Annum Exclusive.

VAT

We understand VAT is applicable.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.



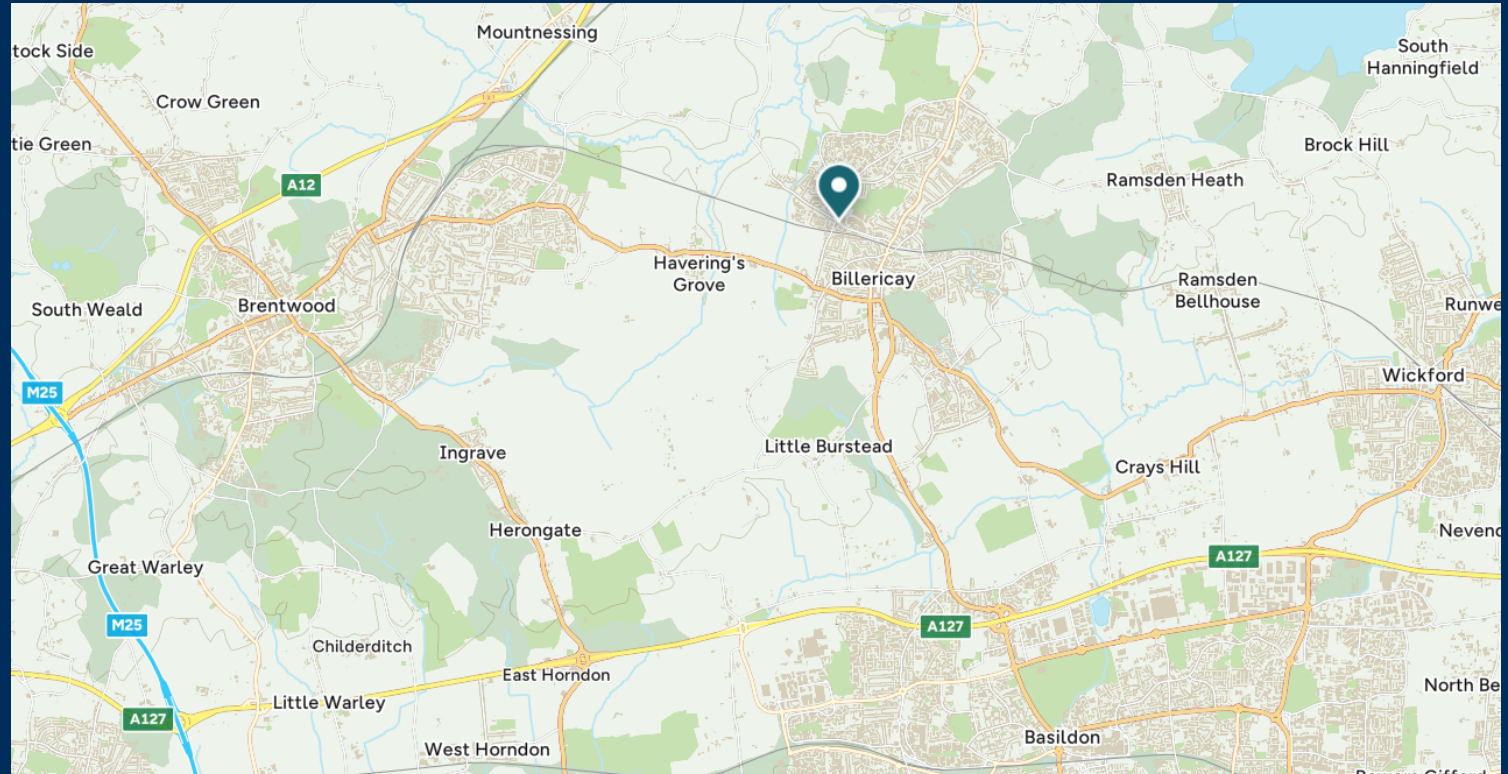
**VIEWINGS STRICTLY BY PRIOR APPOINTMENT
VIA SOLE LETTING AGENTS:**

Fenn Wright

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Particulars created November 2025

