



**32a
Radford Way**

Billericay, Essex
England
CM12 0BX

**SEMI-DETACHED
LIGHT INDUSTRIAL UNIT**

TO LET



Executive Summary



Property Type

Flexible Commercial



Rent

£90,000 pa exclusive



Size

8,909 sqft / 828 sqm



Commercial or Residential

Commercial/Class E



Nearby transport

Billericay Train Station



Description

This semi-detached, two-storey light industrial warehouse was previously occupied by a garden furniture showroom. It is prominently located on the Radford Way Estate, a well-established industrial area in Billericay. Internally, the property comprises a reception, warehouse, small kitchenette and WC on the ground floor. The first floor provides a large open plan office, staff kitchen and WCs. The rear warehouse has an apex height of 4 metres. Externally, the site has parking for c 20 vehicles and loading bay access. The property benefits from 3 phase electrical supply.

ACCOMMODATION

Warehouse	7,889 sq. ft. (733 m ²)
First Floor Offices	1,020 sq. ft. (95 m ²)
Total	8,909 sq. ft. (828 m²)

Location

Billericay is situated in the South East Essex, approximately 35 miles of central London and 10 miles of the M25 and national motorway network accessed via the A127 Arterial Road which provides direct links to the A12.

Billericay railway station is 0.3 miles away providing fast access to the City of London.



The Closest Train Station:

Billericay Train Station



The closest local amenity:

**Sainsbury's
(0.1 miles)**



whozoo.
Commercial Property, Expertly Done



Planning

This property has no planning history

Tenancies:

Tenancy and terms agreed on application.
Service charges apply.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Proposal

Rent £90,000 pa exclusive.

EPC

This property has an EPC rating of C.

Business rates

Interested parties should liaise with the local charging authority to ascertain the rates liability for the current financial year.

Viewings

Available strictly by appointment only.

whozoo.
Commercial Property, Expertly Done

Unit 2, 2 Delacourt Road London SE3 8XA

☎ 0333 200 8330 ✉ info@whozoo.co.uk

www.whozoo.co.uk



For more information please contact:



Chue Li
Property Consultant

✉ chueli@whozoo.co.uk

☎ 0333 200 8330



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk

☎ 0333 200 8330

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.