



TO LET | FOR SALE

Good quality offices with warehouse

Prestige House, Radford Way, Billericay, Essex, CM12 0BZ

11,351 sq ft | 1,054 sq m (approx.)

-  Rare freehold opportunity
-  High-quality fitted offices
-  0.4 miles to Billericay train station
-  Separate warehouse accommodation
-  Excellent on-site parking
-  Highly sought-after location

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Location

The property is situated on the popular Radford Way Industrial Estate within easy reach of the Sainsbury's Local convenience store. Billericay mainline station can be found 0.4 miles away by foot. 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

Prestige House forms part of a larger former print works which has been divided into 4 sections. The subject property is comprised of 2 main areas. An open plan warehouse and adjacent warehouse which has been converted into two storey, high quality office space, this office building also benefits from a small warehouse with mezzanine, accessed via a roller shutter door.

The offices are arranged across ground and first floor, both floors have been refurbished to a high standard throughout. The specification includes double glazed windows, integrated speaker system to ground and first floor, comfort cooling/heating cassettes, fluorescent lighting to the ground floor and LED lighting to the first floor. There are male and disabled WC facilities on the ground floor and ladies on the first floor. Both floors provide a central open plan environment with a series of full height glazed partitions and the first floor incorporates a kitchen/breakout area.

The warehouse is accessed via a single dock level door which has had an external steel ramp retrofitted to allow vehicles and forklift trucks access internally.

Accommodation

GF Offices	3,106 Sq Ft (288 Sq. M)
FF Offices	3,086 Sq Ft (286 Sq. M)
Main Warehouse	4,036 Sq Ft (375 Sq. M)
Ancillary Stores	636 Sq Ft (59 Sq. M)
Mezzanine	487 Sq Ft (45 Sq. M)

All figures provided are approximate gross internal figures



Floor Plans

(for guidance purposes only)



Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Service Charge & Insurance

We are advised there is a Service Charge applicable. Further details upon request.



Anti Money Laundering

In accordance with the latest Anti Money Laundering legislation, the purchaser / tenant will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

EPC

E - 124

VAT

VAT chargeable at the current rate.

Terms

To be let on a new full repairing and insuring lease, for a term to be agreed/ Alternatively, the vendor would consider disposing of their freehold interest.

Rent

Rent on Application.

Price

Price on Application.





Viewings

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