



TRUE

No. 32A

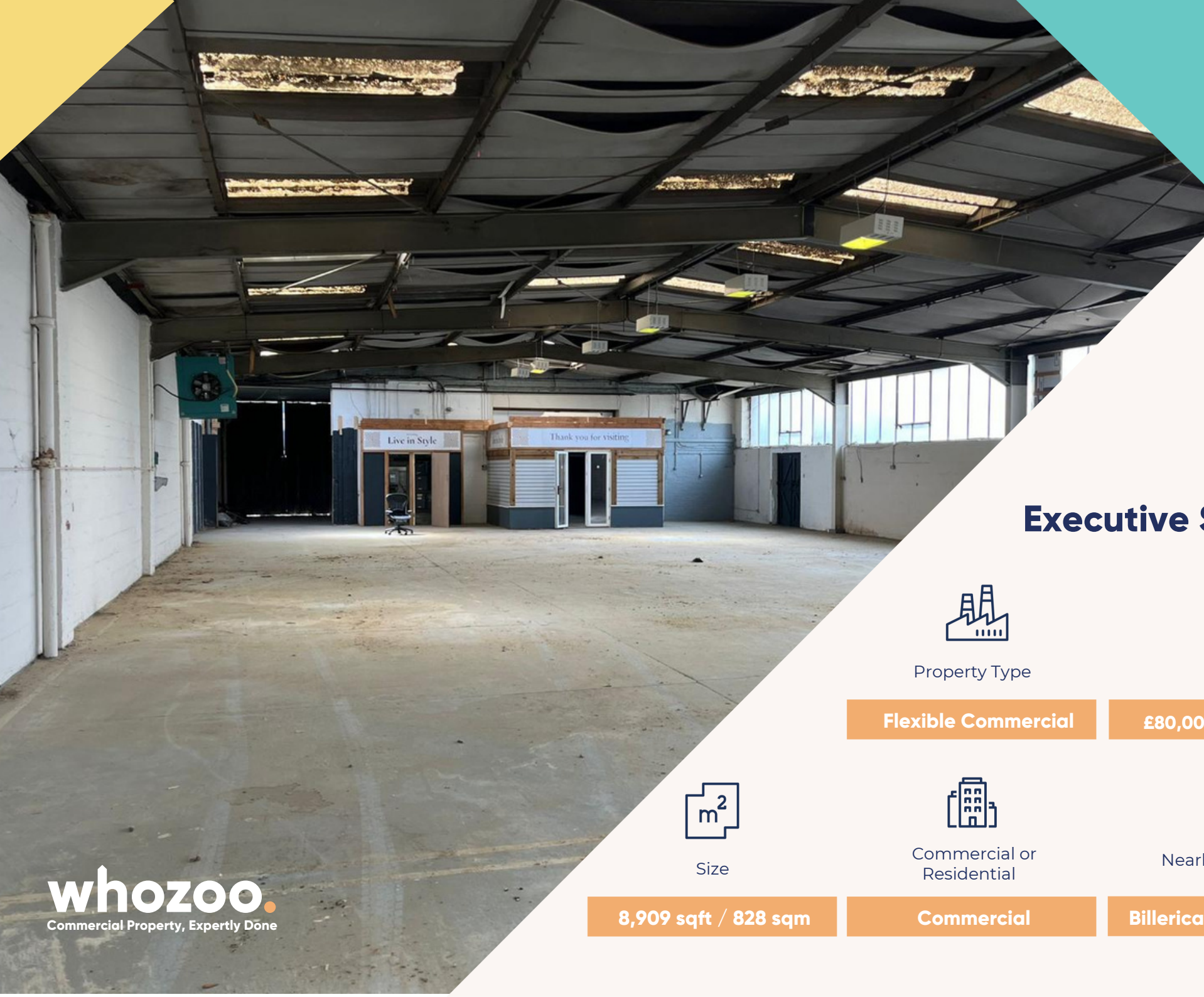
- OPEN FLOOR FULLY EQUIPPED GYM
- NO CONTRACT MEMBERSHIP
- PAY AS YOU GO AVAILABLE
- GROUP EXERCISE CLASSES
- BOUTIQUE BIKE STUDIO
- SPIN VIRTUAL CYCLE
- COFFEE AND PROTEIN SHAKE BAR



**32a**  
**Radford Way**  
Billericay, Essex  
England  
CM12 0BX

**SEMI-DETACHED  
LIGHT INDUSTRIAL UNIT**

**TO LET**



## Executive Summary



Property Type



Rent

**Flexible Commercial**

**£80,000 pa exclusive**



Size



Commercial or  
Residential



Nearby transport

**8,909 sqft / 828 sqm**

**Commercial**

**Billericay Train Station**



## Description

This semi-detached, two-storey light industrial warehouse is currently occupied by a creative design and construction business. 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 <sup>2</sup> )      |
| First Floor Offices | 1,020 sq. ft. (95 m <sup>2</sup> )       |
| <b>Total</b>        | <b>8,909 sq. ft. (828 m<sup>2</sup>)</b> |

## 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)**



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## Planning

This property has no planning history

## Tenancies:

Short-term agreement maximum two years.

## VAT

Not elected for VAT.

## Proposal

Rent £80,000 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

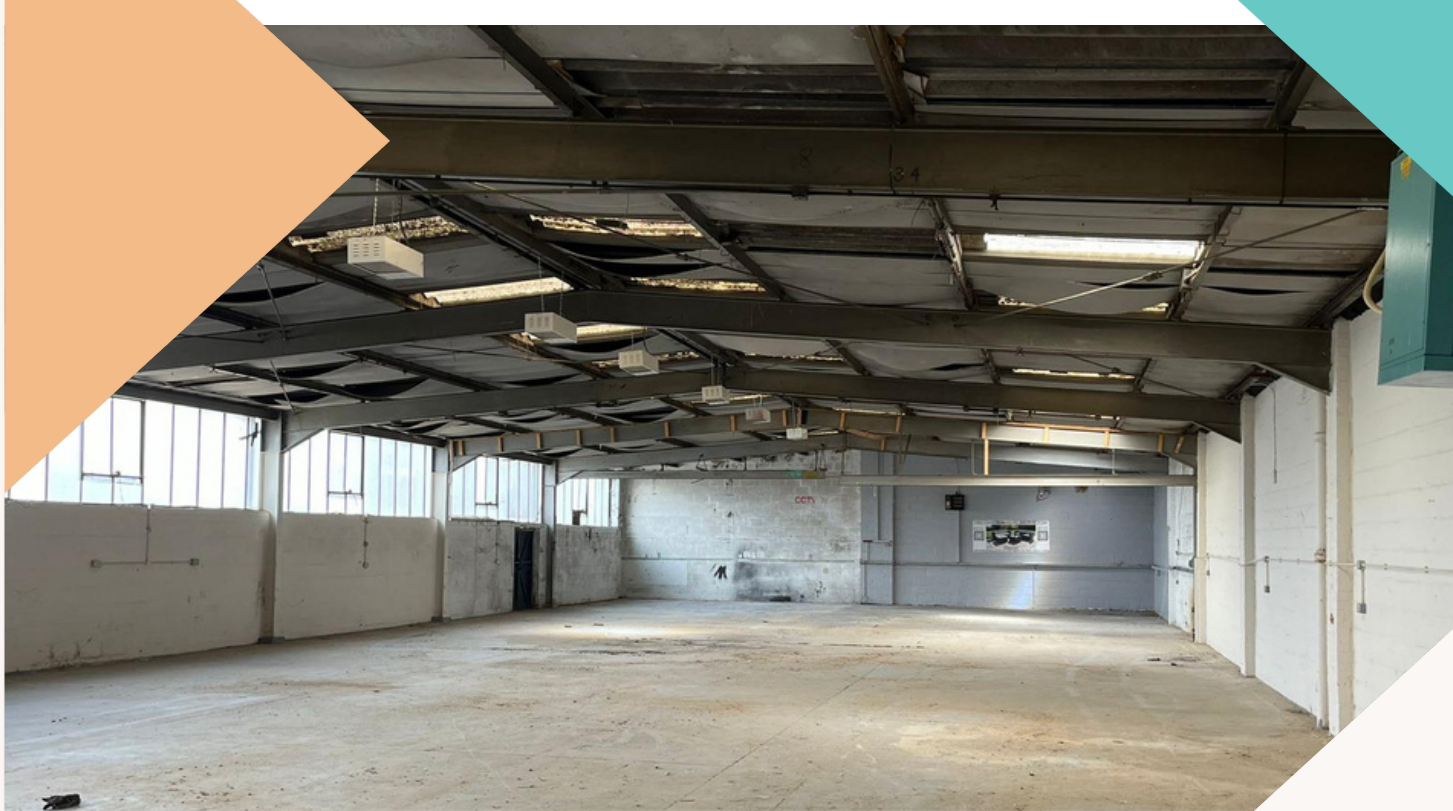
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Unit 2, 2 Delacourt Road London SE3 8XA

☎ 0333 200 8330 ✉ info@whozoo.co.uk

[www.whozoo.co.uk](http://www.whozoo.co.uk)



## For more information please contact:



**Chue Li**  
**Property Consultant**

✉ chueli@whozoo.co.uk

☎ 07887 583 993 | 0333 200 8330

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