

BILLERICAY – 5 RADFORD WAY, CM12 0DX TO LET – 16,027 sqft GIA – LEISURE / CLASS E USE



POTENTIAL USES

The premises have previously been used by leisure venues including Ten Pin Bowling and indoor football. As well as a leisure venue we believe the premises could be used as a nursery and it may be feasible to alter some of the car park into a secure external play area.

FLOOR AREA

The property extends to a gross internal floor area of approximately 16,027 sqft

LEASE TERMS.

The premises are available by way of a new lease for a term to be agreed. The lease will be contracted out of the Landlord and Tenant Act 1954. Rent reviews will be every 5 years upward only.

The freehold of the entire building (including the Pure Gym lease) may be available. Further information available on request.

RENT

£8 psf pax + VAT.

BUSINESS RATES

Rateable Value £77,500

SERVICE CHARGE BUDGET

Details available on request.

EPC

B – Energy Rating 35

Subject to Contract.

- **Prominent frontage**
- **Highly visible**
- **23 car parking spaces**
- **Opposite Billericay station**
- **New lease**
- **Passenger lift**
- **Private entrance**
- **Very visible signage areas**
- **Suitable for many uses**
- **Freehold of entire building may be available**

CONTACT SOLE AGENTS

NJWE

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LOCATION

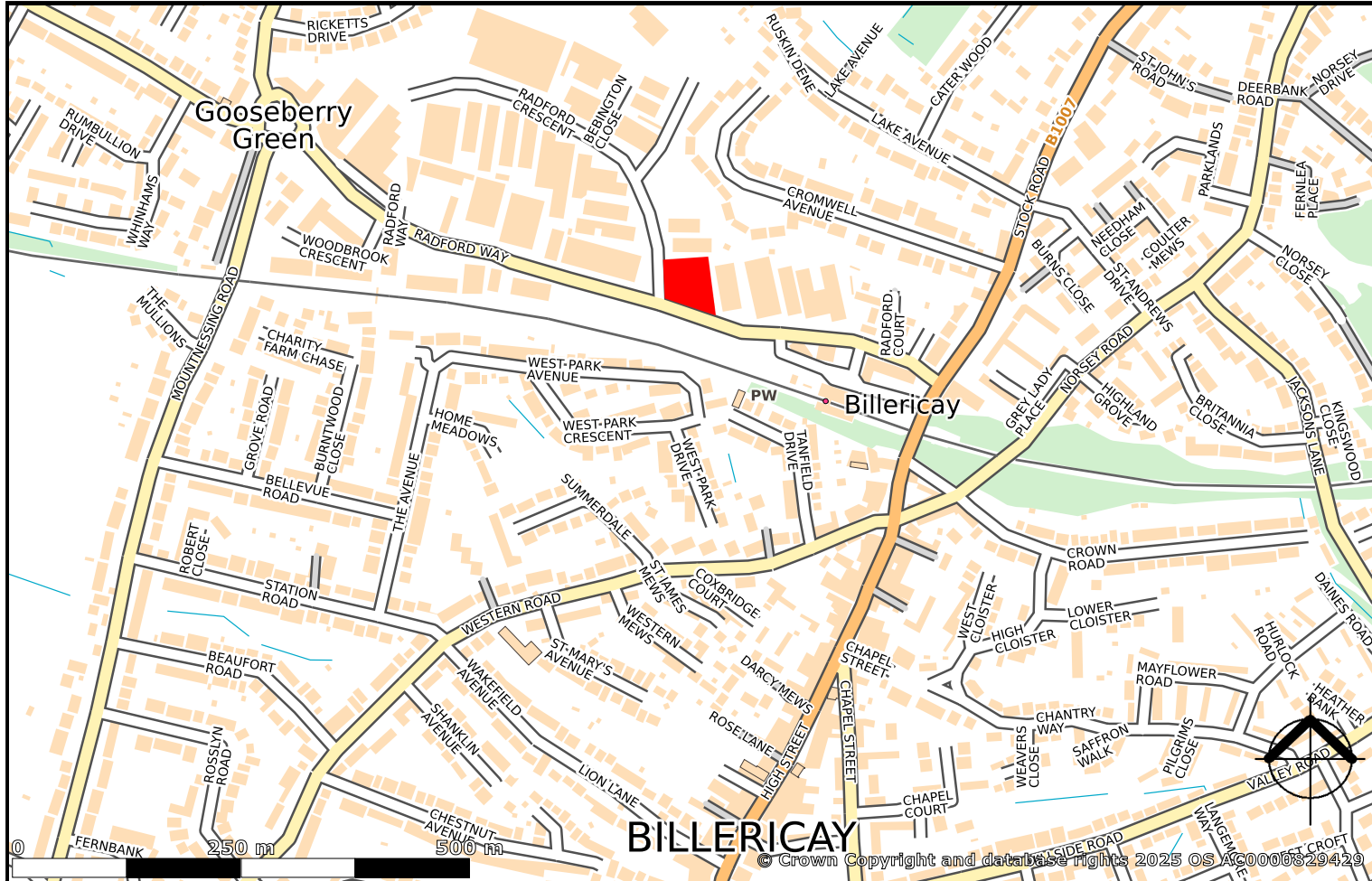
The subject premises are situated in the town of Billericay in the Borough of Basildon, Essex. The town has a population of approximately 31,275 (census 2021). Billericay is approximately 25 miles East of Central London and 6.5 miles from central Basildon. Road access is provided via the A12, the M25 and the A127.

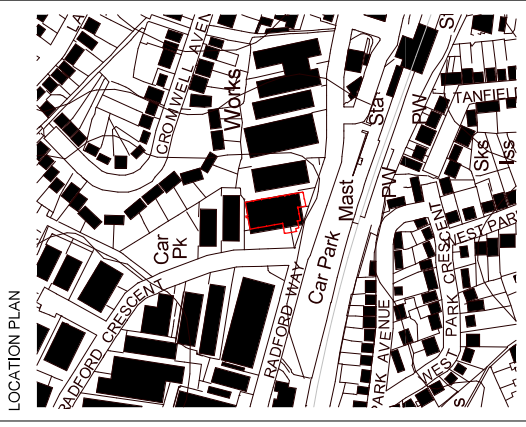
The subject property is approximately half a mile from Billericay High Street and opposite Billericay railway station (with the entrance less than a 5 minute walk). Direct trains operate to London Liverpool Street and Southend. London trains are via Romford and Stratford. Location plan overleaf.

THE PROPERTY

The available space is located on the upper level of the building with its own customer entrance and directly above Pure Gym. The customer entrance is to the upper level and there is a separate entrance from the car park with a passenger lift and store room suitable for a cellar or buggy store etc. The property benefits from a reception area, large internal sports hall, bar / lounge area, kitchen, separate function room, male, female and accessible WC facilities.

Unit 5, Radford Way, Billericay, CM12 0DX 1





SCALE 1 : 5,000

PROJECT

Unit 5, Radford Way

ADDRESS

Unit 5,
Radford Way,
Billericay,
Essex CM12 0DX

TITLE

first floor lease plan

CLIENT

Parham Investment Ltd

DRAWN BY

DH

CHECKED BY

NG

DATE

13.03.25

SCALE (@ A3)

As indicated

PROJECT NUMBER

P19057

DRAWING NUMBER

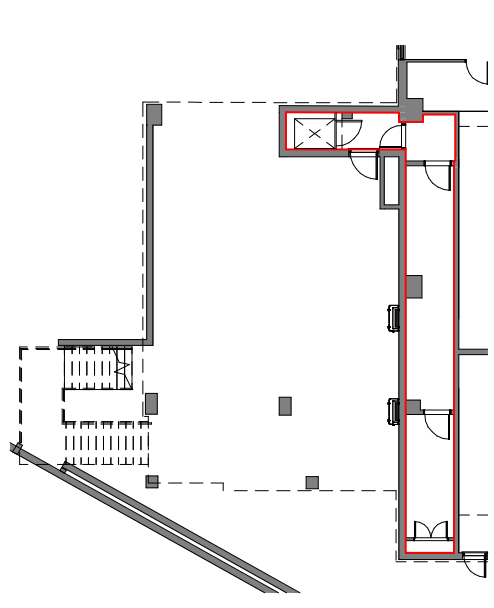
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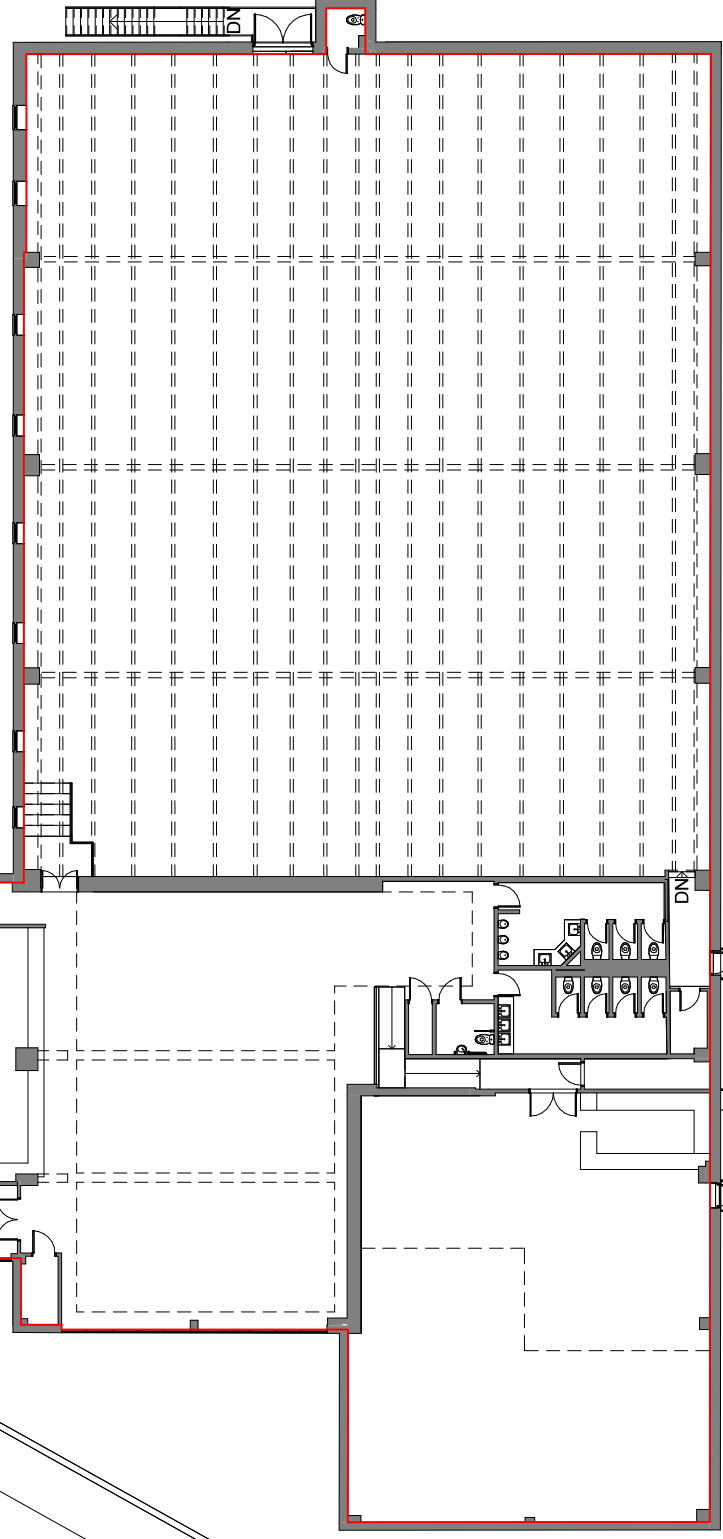
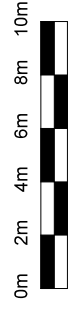
SiteScan

Information to build on



1 partial ground floor lease plan

1 : 200



2 first floor lease plan

1 : 200



