

EAST SQUARE, BASILDON, ESSEX, SS14 1HS

AVAILABLE NOW - TO LET - 5 NEW TOWN CENTRE RESTAURANTS WITH OUTDOOR DINING ADJOINING MAJOR 'EMPIRE' 10 SCREEN CINEMA
2,863 sq.ft - 3,100 sq.ft (265.98 m² - 288.00 m²)



Location

The restaurants form part of an exciting new cinema and restaurant complex on East Square and East Walk in the heart of Basildon Town Centre.

Accommodation

East Square provides a range of 6 new restaurants with outdoor dining together with a new 10 screen multi-cinema which has been pre-leased to Empire Cinemas which will open in early 2022. Construction of the overall development is nearing completion with the restaurant units now available for fit out.

Unit 1	3,078 sq.ft (285.96 m ²)
Unit 2	Let to Loungers
Unit 3	2,863 sq.ft (265.98 m ²)
Unit 4	3,100 sq.ft (288.00 m ²)
Unit 5	3,089 sq.ft (286.98 m ²)
Unit 6	2,938 sq.ft (272.95 m ²)

Terms

The units are to be offered on new 15 year lease terms subject to 5 yearly rent reviews.

Rent - Upon application

Service Charge

A service charge for the common areas will be applicable.

Planning

The units are proposed for restaurant use falling within Class E.

Rates

Rateable Value	To be assessed.
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Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

VAT

Value added tax will be applicable to the rent and service charge.

Viewing & Further Information

Contact joint leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com