

01277 201300

Mass & Co

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EAST SQUARE, BASILDON, ESSEX, SS14 1HS

AVAILABLE NOW - TO LET - 6 NEW TOWN CENTRE RESTAURANTS WITH OUTDOOR DINING ADJOINING MAJOR 'EMPIRE' 10 SCREEN CINEMA

 $2,863 \text{ sq.ft} - 3,100 \text{ sq.ft} (265.98 \text{ m}^2 - 288.00 \text{ m}^2)$



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 now completed with the units available for fit out and occupation.

Unit 1	Let to Nandos
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	Let to Kaspas Desserts

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

Upon application. Exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



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.

Energy Performance Asset Rating

A

124	This is how energy efficient
	THIS BUILDING IS

Legal Costs

Each party to bear their own legal fees.

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

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