

## 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 sq.ft - 3,100 sq.ft ( 265.98 m<sup>2</sup> - 288.00 m<sup>2</sup> )



### 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.

<b>Unit 1</b>	Let to Nandos
<b>Unit 2</b>	Let to Loungers
<b>Unit 3</b>	2,863 sq.ft ( 265.98 m <sup>2</sup> )
<b>Unit 4</b>	3,100 sq.ft ( 288.00 m <sup>2</sup> )
<b>Unit 5</b>	3,089 sq.ft ( 286.98 m <sup>2</sup> )
<b>Unit 6</b>	Let to Kaspas Desserts

### Terms

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

### Rent

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

<b>Rateable Value</b>	To be assessed.
-----------------------	-----------------

### Energy Performance Asset Rating

A	24	This is how energy efficient this building is.
---	----	--

### 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