



EAST SQUARE BASILDON

10 SCREEN CINEMA WITH ESSEX LARGEST SCREEN
Only three units remain - available now to let

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THE OPPORTUNITY

East Square will provide a range of new restaurants with outdoor dining from 2658 sqft (247 sqm) to 3100 sqft (288 sqm), together with trusted brands, including the new 10 screen multi-cinema leased to Empire Cinemas and restaurants such as Nando's, Kaspas and Loungers.

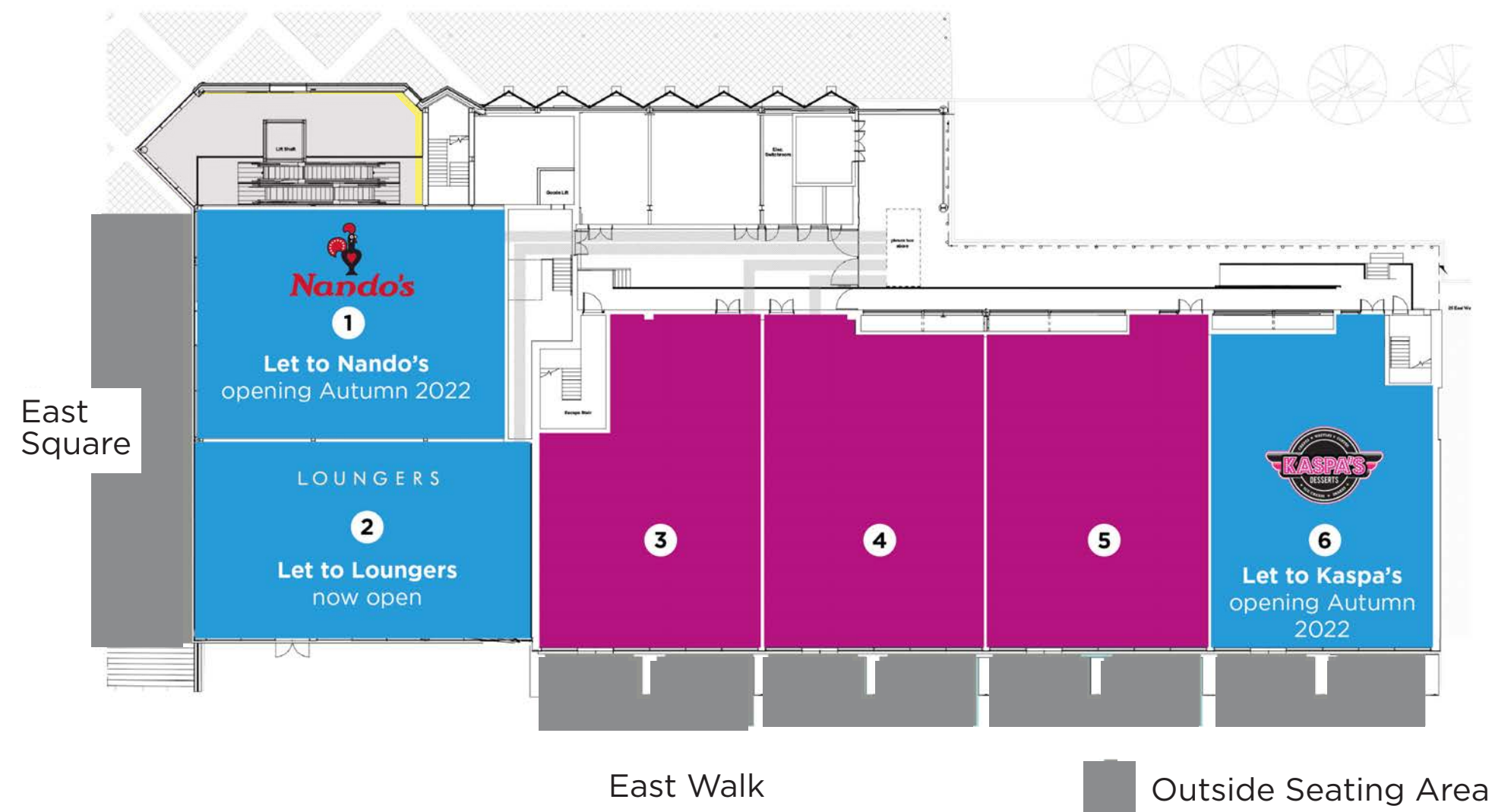
- **Part of the wider town centre regeneration programme and new masterplan**
- **Local established footfall**
- **Significant public realm improvements**
- **Improvements to the adjacent car parks**
- **Lease terms - 15 years with 5 year rent reviews, rent & service charge information – upon application**



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ACCOMMODATION



UNIT	SIZE (SQM)	SIZE (SQFT)
1	286	3078
2	247 + 161sqm mezzanine	2659 + 1733
3	266	2863
4	288	3100
5	287	3089
6	273	2938

*excluding outside seating area

THE AUDIENCE



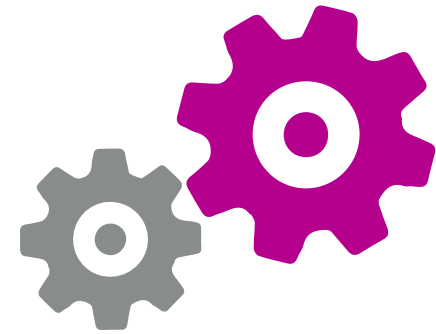
Second largest economy in the Thames Gateway after Canary Wharf.



Population has grown from 80,000 in 1954 to 180,000 in 2022



Over 12% of households have an annual income in excess of £75k.



Last year Basildon generated £3.9 billion for the county economy, 14.7% of Essex's entire economic output.



Continuous rise in new business start-ups, increasing at a faster rate in Basildon than anywhere in Essex.



Median household income is above national average at £32,147.



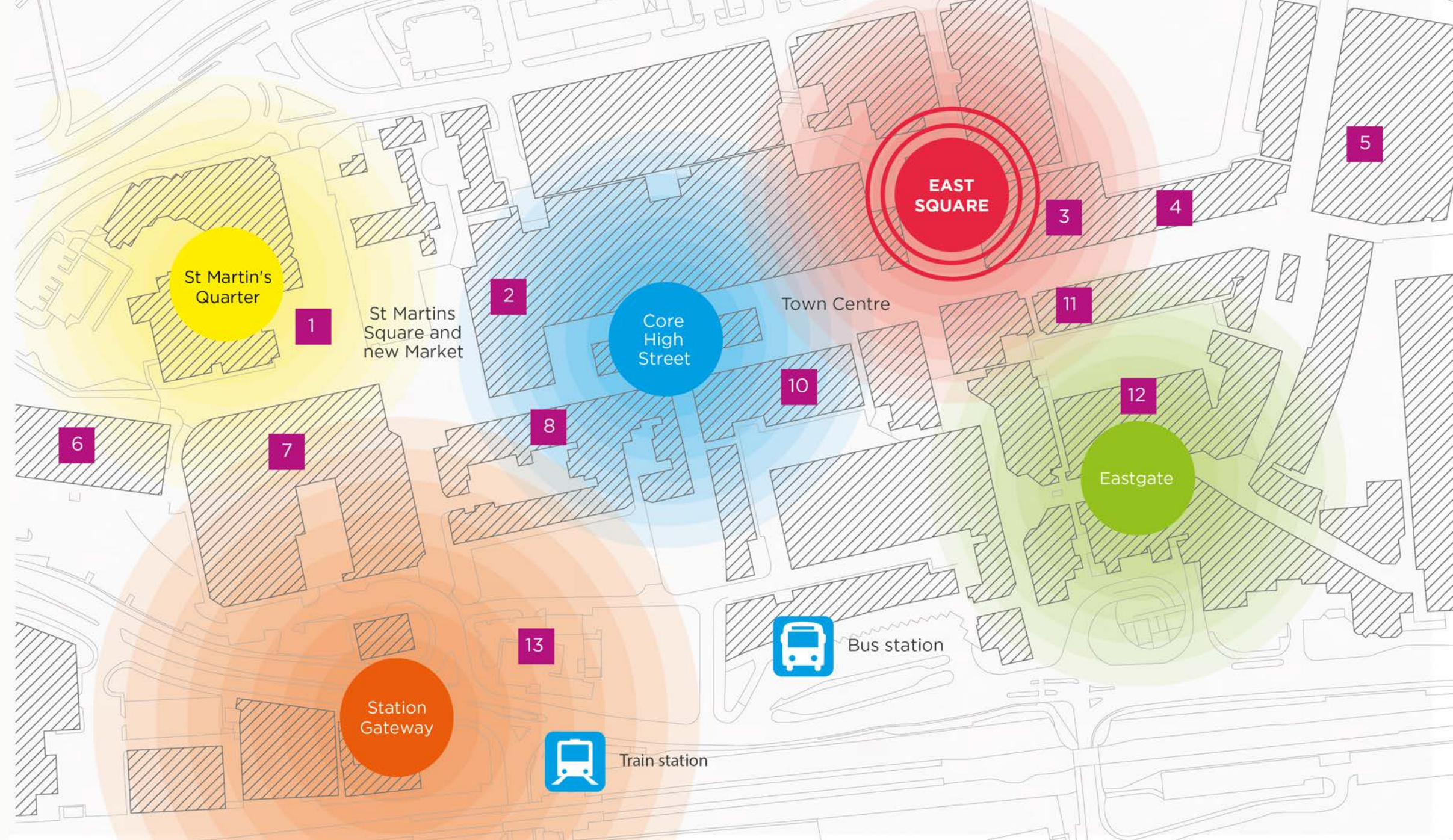
£322 million total comparison goods turnover.



Full planning approval for more than 4,000 new housing units.

RETAIL AND DINING COMMUNITY

- | | | |
|--|--|---|
| <p>1 The Millenium Bell Tower
The Basildon Centre
Towngate Theatre</p> <p>2 Boots
B&M Stores
Barclays Bank
Edinburgh Mill
WH Smiths
HSBC
Savers
Ministry of Hair
Open Lab
Costa Coffee</p> <p>3 Empire cinema
Nando's,
Kaspa's
Orleto Lounge</p> <p>4 a mix of independent retailers
Natwest
Santander</p> <p>5 Sports Direct</p> <p>6 JD Sport
Dreams</p> | <p>7 Hobbycraft
First Choice
Home Bargains
Wilko</p> <p>8 Subway
Lloyds Bank
Greggs
Ladbrokes
Jewellers
Gadcet
Spec Savers</p> <p>9 Costa Coffee
Ministry of Hair & Beauty</p> <p>10 EE
Shoe Zone
Cell fix
Nationwide
The Works
JD Sport
H. Samuel
CardFactory
Mallard</p> <p>11 Primark
Metrobank
Spoon World
Ponden Home
Halifax
Jodhpur Indian
Greggs
mix of independent retailers</p> | <p>12 Eastgate Shopping Centre
Next
River Island
Starbucks
Pandora
H+M
HMV
Costa Coffee
Superdry
Smiggle
Build a Bear
Asda</p> <p>13 South Essex College
A digital technology institute
Proposed non-acute hospital services
Advice Store
Iceland</p> |
|--|--|---|
- Example of some of the town centre retailers.



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The Basildon Centre St. Martin's Square, Basildon, Essex, SS14 1DL, 01268 533333

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