

## 3-5 TOWN SQUARE, BASILDON, ESSEX, SS14 1DZ

### TO LET - TOWN CENTRE RETAIL/ LEISURE/MEDICAL/STORAGE SPACES

7,000 sq.ft - 50,000 sq.ft ( 650.32 m<sup>2</sup> - 4645.15 m<sup>2</sup> )



#### Location

The accommodation is situated in Basildon town centre accessed from Town Square and High Pavement and lies adjacent to the former Marks & Spencer store and above the B&M store.

Basildon Town Centre offers a diversity of national and independent retailers, eateries, cafes and leisure facilities as well as the forthcoming major medical centre which will be housed in the former Debenhams department store.

In addition the new 'Vue' 10 screen Cinema together with 6 new restaurants will be opening this summer.

#### Accommodation

The property is situated over first and second floors, the first floor being part of a the former Army & Navy department store and the 2nd floor a former bowling alley and quasar room.

The accommodation offers over 50,000 sqft of space which can be split to suit occupier requirements. The current approximate gross internal areas are:

<b>Ground Floor</b>	25,000 sq.ft ( 2322.57 m <sup>2</sup> )
<b>First Floor</b>	25,000 sq.ft ( 2322.57 m <sup>2</sup> )
<b>First Floor rear</b>	7,000 sq.ft ( 650.32 m <sup>2</sup> )

#### Terms

Offered on new lease terms to be agreed.

#### Rent

Upon application.

#### Planning & Use

The accommodation is suited to a variety of uses falling within Class E including retail, leisure, fitness and medical. Other uses will be considered but may be subject to planning.

#### Rates

##### Rates Payable

Subject to size requirement and re-assessment

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear thier own legal costs

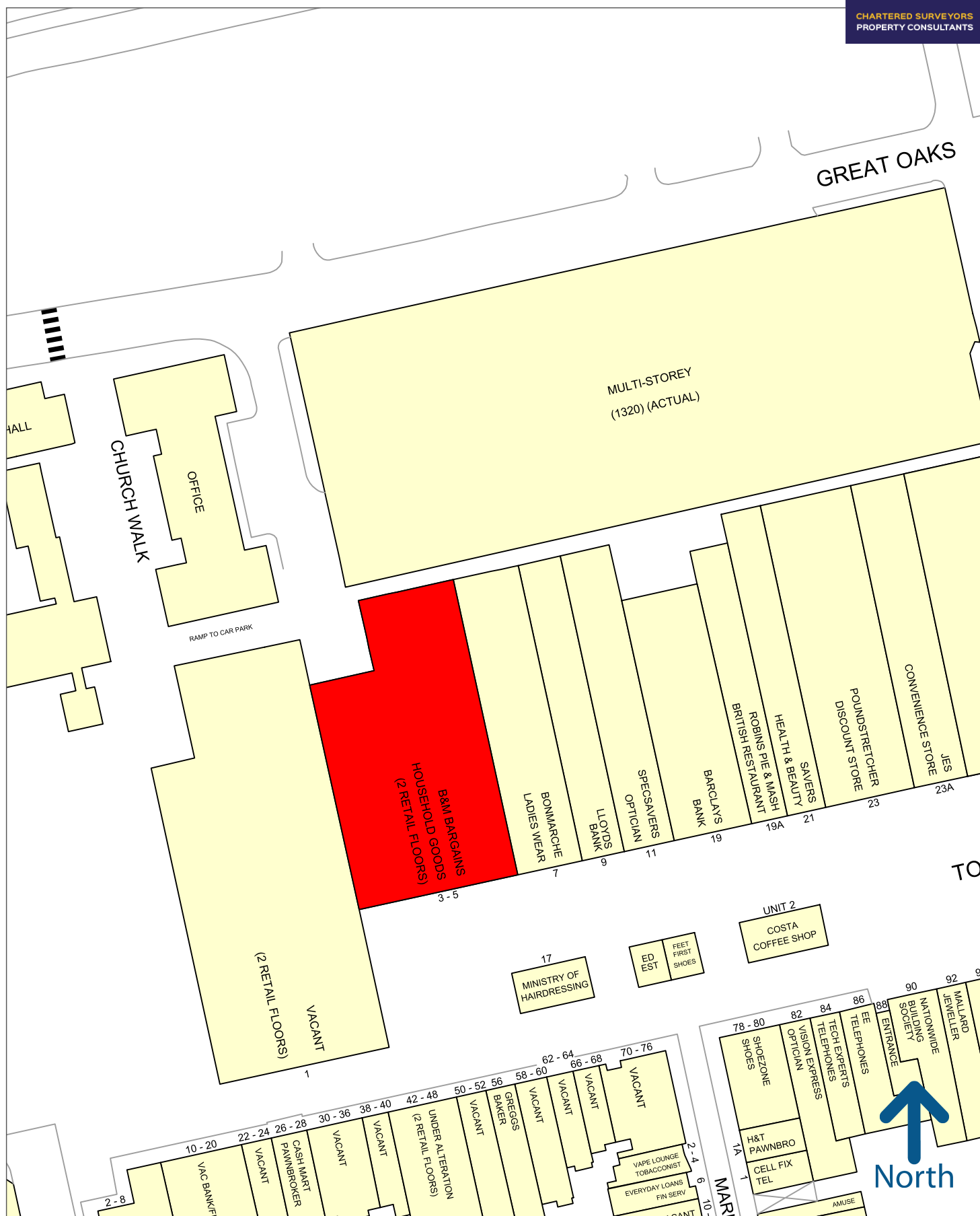
#### VAT

Value added tax is not applicable to the rent

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300



50 metres

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