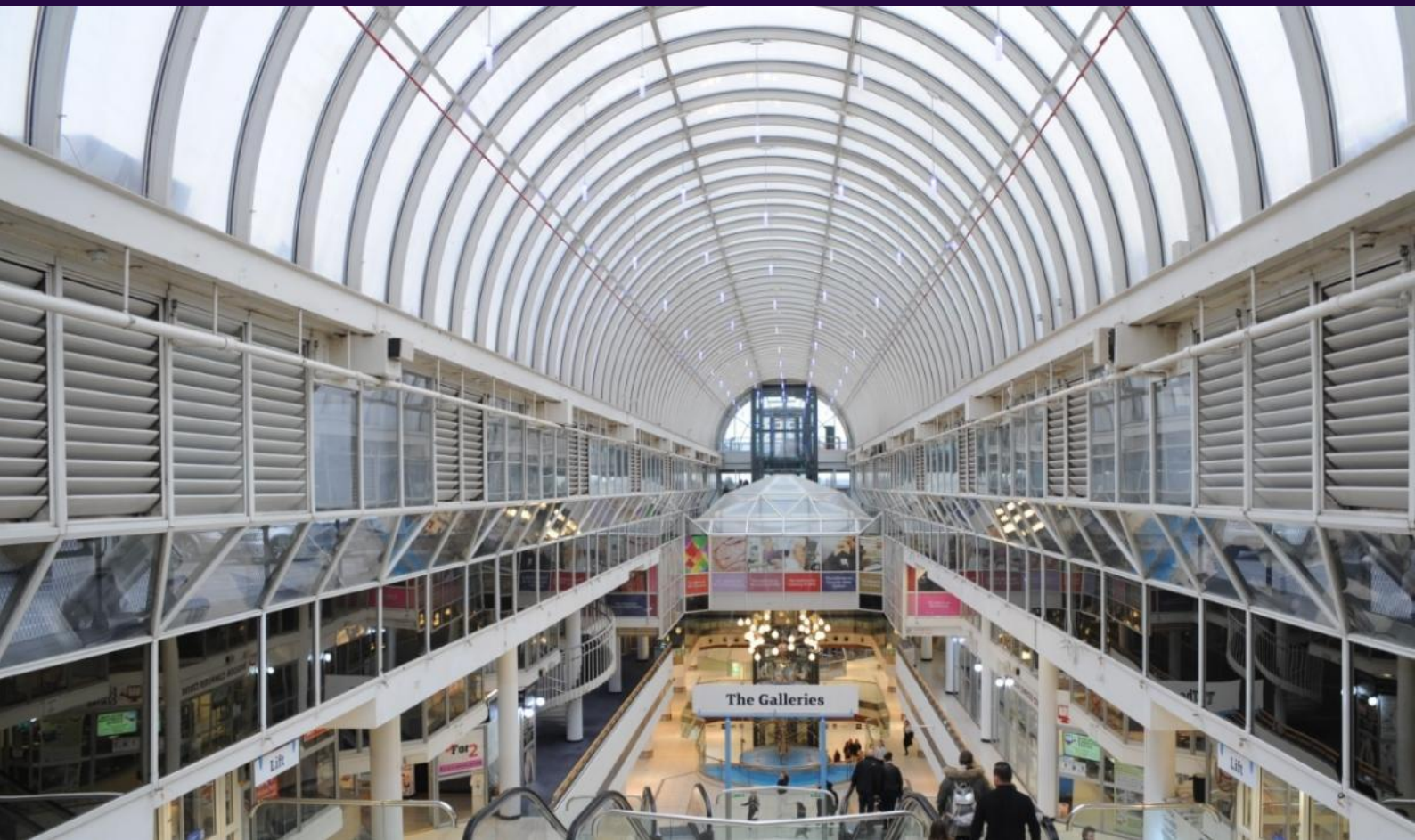


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Town Centre Retail units – To Let



The Galleries, Eastgate Centre, Southernhay, Basildon, Essex, SS14 1EB

Asking Rent: Upon Application

- 681 Car Parking Spaces
- Suitable for a range of uses, Subject to planning
- Eastgate Centre has a Footfall of 9.4 million per annum
- Prime Location adjacent to the car park
- Units from 445 sq.ft to 1,229 sq.ft
- Easy in/Easy out lease/licence terms available

Location

The galleries are situated within the Eastgate Centre occupies a prime location in the heart of Basildon Town Centre, comprising 750,000 sq. ft of retail accommodation including over 100 shops and restaurants. The scheme benefits from 681 car parking spaces and an annual footfall of 9.4 million shoppers. Primark and Asda anchor the Centre, other retailers include Superdry, River Island, New Look, JD Sports, Lids, Pandora and Superdrug.



Rent

Upon application. The rent is inclusive of service charge and building insurance but exclusive of all other outgoings. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

Service Charge is included within the rent.

Planning and Use

The various units fall within Class E allowing a variety of uses including retail, offices, leisure and medical plus other uses, subject to planning.

Rates

Most of the units qualify for small business rates relief. Further details available on request

Energy Performance Certificate

The properties have an energy efficiency rating of: TBC Available upon application

Legal Costs

Each party is to bear their own legal costs incurred during the course of any transaction.

VAT

The units are VAT elected.

Accommodation

The various available spaces are situated within The Galleries which form the second and third floor levels of the Eastgate Centre.

The following units are currently available:

Unit 6-8	536 sq. ft (49.79 sq. m)
Unit 9-12	667 sq. ft (61.93 sq. m)
Unit 20-22	445 sq. ft (41.34 sq.m)
Unit 26-27	575 sq.ft (53.41 sq.m)
Unit 32-33	648 sq. ft (60.20 sq.m)
Unit 34-36	1,229 sq. ft (114.17 sq. m)

Asking Terms

The units are offered on new Easy in/Easy out lease and licence terms to be agreed.



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