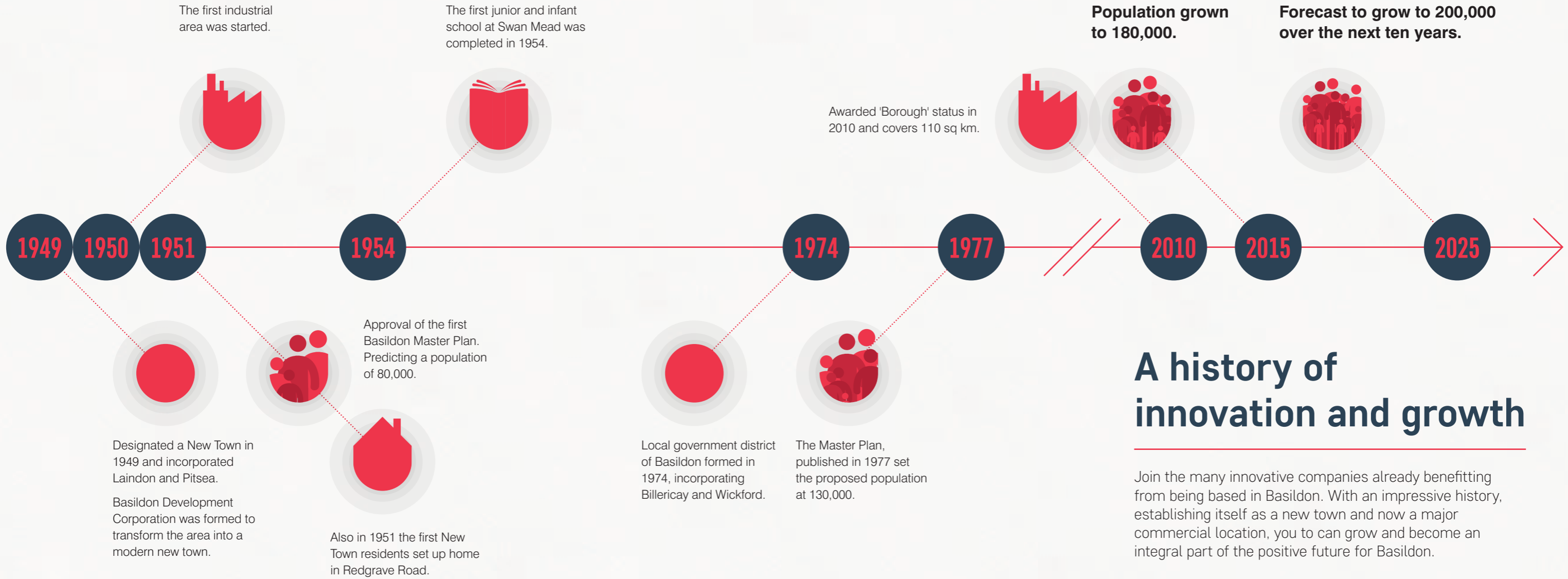


EAST SQUARE BASILDON

The creation of a leisure, restaurant and cafe quarter





A history of innovation and growth

Join the many innovative companies already benefitting from being based in Basildon. With an impressive history, establishing itself as a new town and now a major commercial location, you too can grow and become an integral part of the positive future for Basildon.

Notable people of Basildon

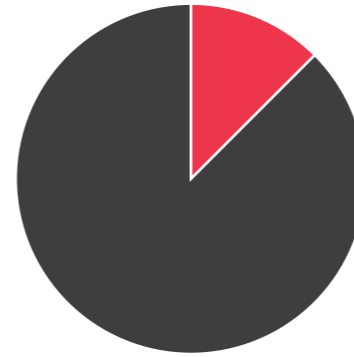
- | | | | | | | | | | | | |
|--|-------------------------------|------------------------------------|---|----------------------------------|-----------------------------|--|--|--|-----------------------------|---------------------------------|-----------------------------|
| Nathaniel Woodard
Educationalist | Alison Moyet
Singer | Denise Van Outen
Actress | Stuart Bingham
Snooker Player | Perry Bamonte
The Cure | Depeche Mode
Band | Keith Chapman
Creator of Bob the Builder | Bob Downs
Professional Cyclist | Jay Howard
Racing Car Driver | David Gandy
Model | Eamonn Martin
Athlete | Joan Sims
Actress |
|--|-------------------------------|------------------------------------|---|----------------------------------|-----------------------------|--|--|--|-----------------------------|---------------------------------|-----------------------------|



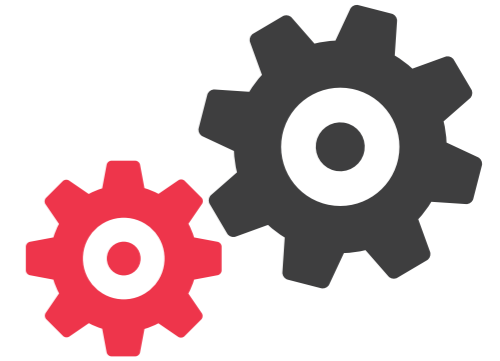
Second largest economy in the Thames Gateway after Canary Wharf



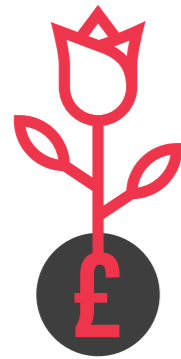
Basildon has a population of 182,667 with a forecast to grow to 197,000 by 2025



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



Last year Basildon generated £3.9 billion for the county economy, 13% of Essex's entire economic output



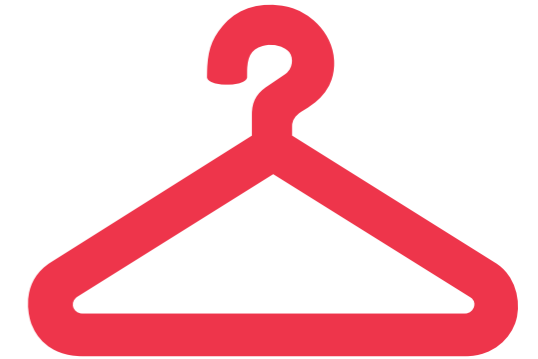
There has been a continuous rise in new business start-ups, increasing at a faster rate in Basildon than anywhere else in Essex



£322 million total comparison goods turnover



£32,147 - Median household income above national average

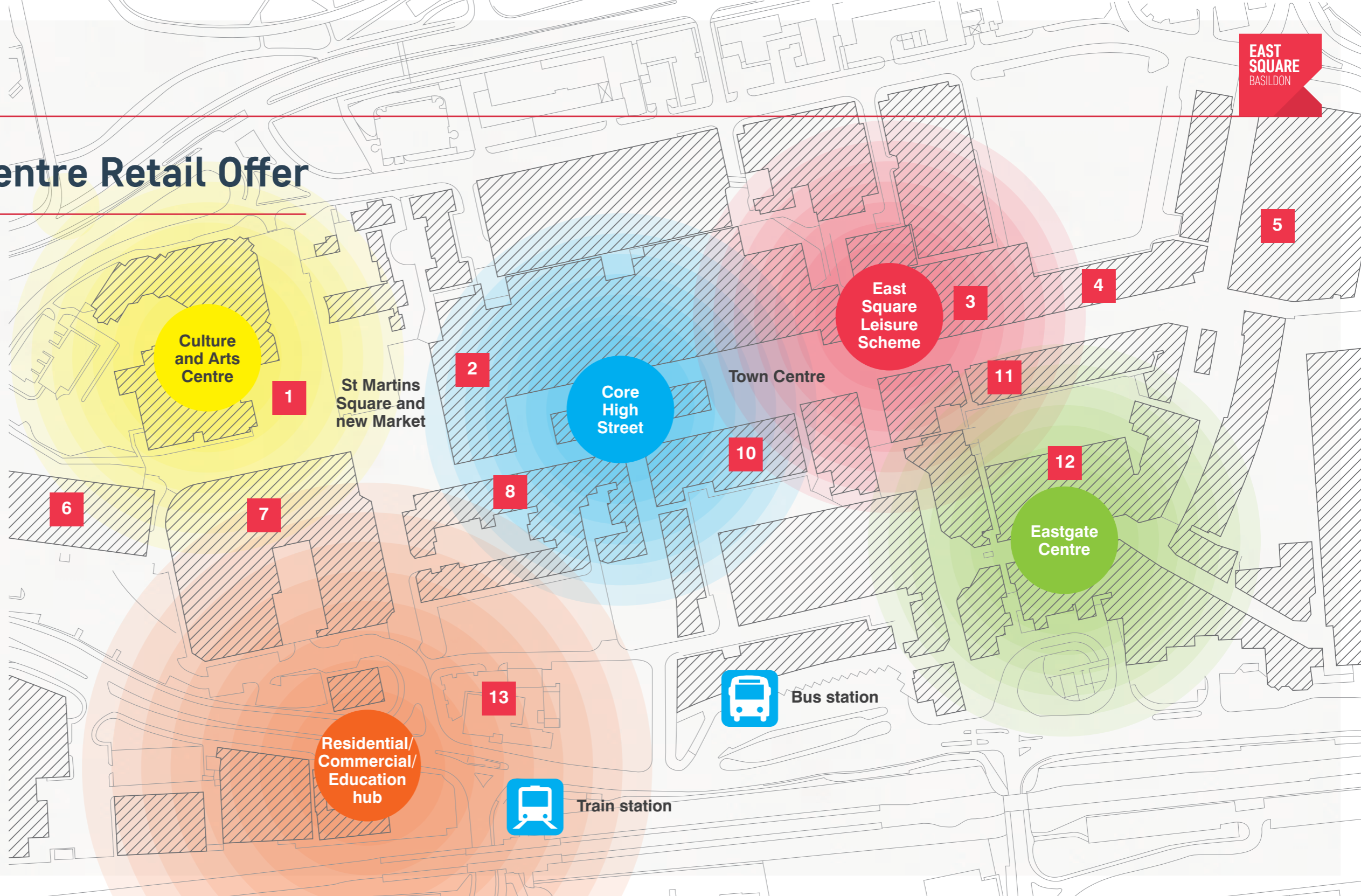


214,000 core shopping population

Basildon Town Centre Retail Offer

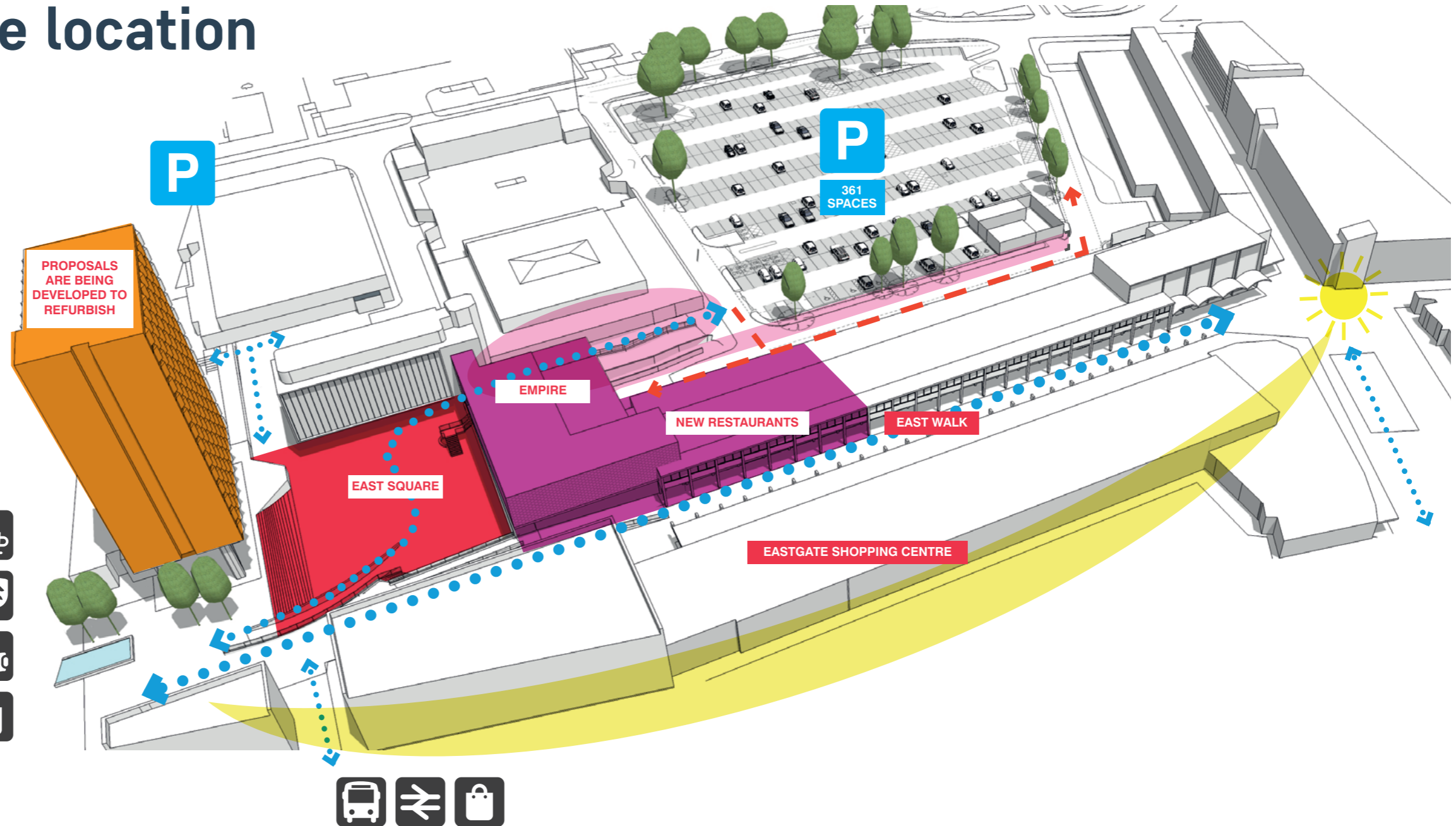
- | | | |
|---|--|--|
| <p>1
The Millenium
Bell Tower
The Basildon
Centre
Towngate
Theatre</p> <p>2
Boots
B&M Stores
Barclays Bank
Edinburgh Mill
WH Smiths
HSBC
Savers
Bonmache
Poundland</p> <p>3
Empire cinema
6 food and
beverage outlets</p> <p>4
Halifax
Natwest
Santander
RBS</p> <p>5
Sports Direct</p> <p>6
Laura Ashley
JD Sport
Dreams</p> | <p>7
Argos
Hobbycraft
First Choice
Home Bargains
Wilko</p> <p>8
Subway
Lloyds Bank
Greggs
Ladbrokes
Mallard
Jewellers
Gadget</p> <p>9
Costa Coffee
Ministry of
Hair & Beauty</p> <p>10
EE
Shoe Zone
Cell fix
Nationwide
The Works
JD Sport
H. Samuel
Card Factory</p> <p>11
Primark
Metrobank
Spoon World</p> | <p>12
Eastgate
Shopping Centre
Debenhams
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</p> |
|---|--|--|

Example of some of the town centre retailers



Understanding the location

East Square will become a vibrant public space. The redevelopment will consolidate levels and enhance pedestrian routes. Pedestrian links into East Square from the car park to the north east will improve. Landscaping and lighting enhancements in this space will create an inviting and safe route both day and night.



- East Square
- Heritage assets
- Pedestrian routes
- Vehicle routes
- Shopping
- Train station
- Civic centre
- Theatre
- Cafe

Towards Townsgate
Theatre and
Basildon Library



Computer generated artist impressions

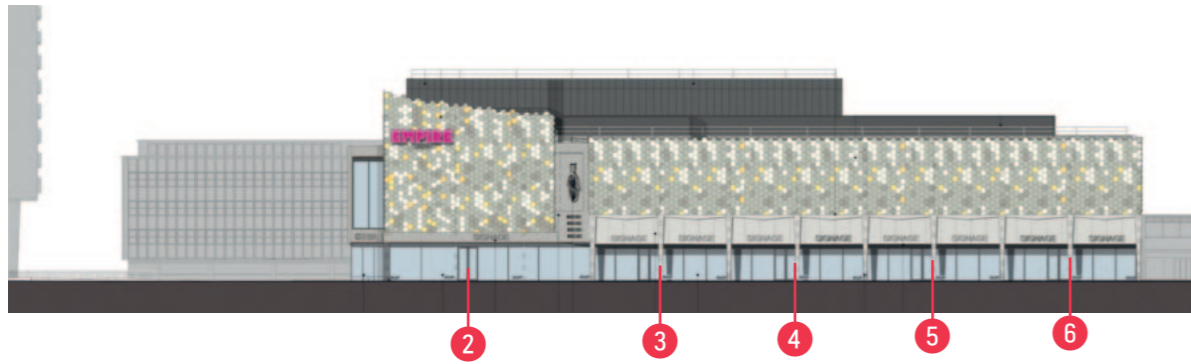
The opportunity

- 10 screen multi-cinema pre-leased to Empire Cinemas
- Largest cinema screen in Essex
- 6 restaurants with outdoor dining opportunities
- Local established footfall
- The heart of the wider town centre regeneration programme
- New leisure square for the town centre
- Significant public realm improvements
- Improvements to the adjacent car park
- Spring 2021 completion

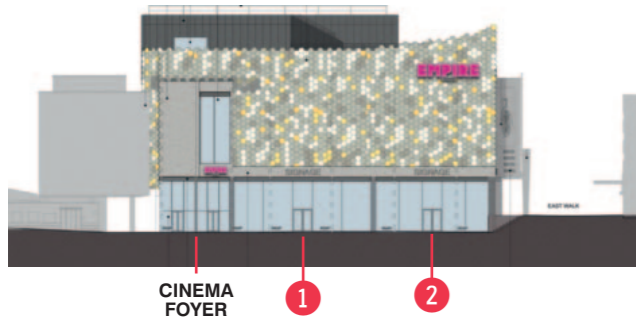


Plans

South elevation from East Walk



West elevation from East Square



UNIT	TENANT	SIZE (SQM)	SIZE (SQFT)
1	Available	285 + mezzanine potential	3,067 + mezzanine potential
2	Available	245 + mezzanine potential	2,637 + mezzanine potential
3	Available	268	2,885
4	Available	288	3,100
5	Available	287	3,089
6	Available	275	2,960

Cinema - foyer
124 sqm
1,335 sqft

Cinema - first floor
2,557 sqm
27,523 sqft



Leasing contacts

All CGIs used in the document are artist impressions and may change.
This document was produced August 2018.



Emma Strachan
0207 152 5541
07730 817 022
Emma.strachan@cushwake.com



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

