



Units 1 & 2 North Gunnels  
Basildon  
Essex  
SS14 1HZ

## To Let - Leisure or Retail Accommodation

- Town centre location
- Suitable for a variety of Class E uses
- 7,538 sq ft - 16,533 sq ft
- Up to 9m Height

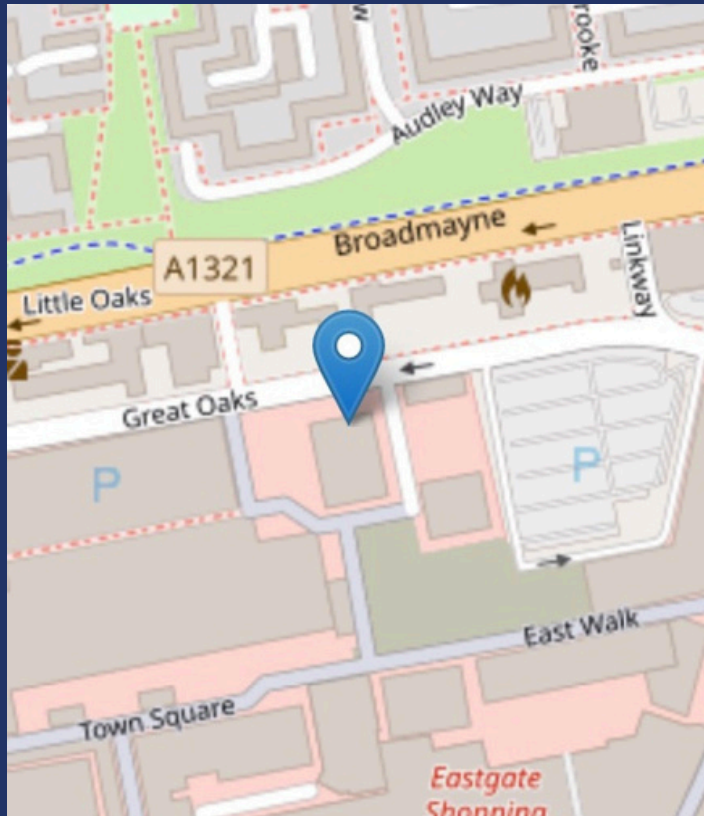
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## Location

The Gunnels forms part of the pedestrian and retail area of Basildon Town Centre and the property lies adjacent to the new VUE Cinema on nearby East Square. Also adjacent to the property is the Great Oaks multi-storey car park. Basildon Borough is the largest economy in Essex. It is the key employment hub in the county, and the centre of economic activity in South Essex.



## Description

Two adjoining commercial spaces properties formerly used for leisure and retail purposes. Each unit has all main services and includes staff facilities. The units are offered separately or combined.

## Accommodation

Unit 1 - 7,538 sq ft (700 sq m) including mezzanine first floor of 1,943 sq ft (180 sq m)

Unit 2 - 8,575 sq ft (783 sq m)

Total - 16,113 sq ft (1,483 sq m)

## Terms

Offered on new 10 year lease terms to be agreed, subject to landlord break clause at the end of the 5th year and subject to 5th year rent review.

## Rent

Upon application.

## Service Charge

The units are subject to an annual service charge and building insurance premium which are payable in addition to the rent. Further details on application.

## Planning/Use

The properties fall into Use Class E. Various uses will be considered including retail, leisure and medical.

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## Business Rates

The units have the following rateable Values:

Unit 1 - £89,500

Unit 2 - £54,000

Prospective tenants are advised to contact Basildon Borough Council for clarification of their business rates payable.

## Energy Performance Rating

Unit 1 - B49

Unit 2 - C63

## Value Added Tax

VAT to be confirmed.

## Legal Costs

Each party to pay their own legal costs.

Viewing & Further Information:  
Contact MJM Property Consultants

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