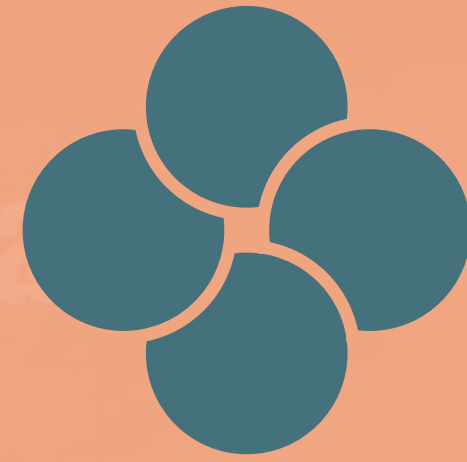




University Square

Southend-on-Sea SS1 1BF

A Landmark City Centre Living Opportunity

556 En-Suite Bedrooms with Vacant Possession / Freehold / Exceptional Repositioning Potential

**Lambert
Smith
Hampton**

Investment Summary

University Square is one of the largest vacant residential opportunities currently available in the South East.

Developed in 2012, the freehold property extends to approximately 13,311 sq m (143,280 sq ft) GIA and comprises 556 fully en-suite bedrooms arranged across seven accommodation blocks, together with four ground floor commercial units in the heart of Southend city centre.

The PBSA is offered with full **vacant possession**, providing immediate operational flexibility. A comprehensive programme of external wall remediation has recently been completed and an extensive due diligence package,

including legal, planning and technical information, has been assembled to support an efficient acquisition process.

A Planning Feasibility Study identifies strong potential for continued PBSA use or residential-led repositioning, including Build-to-Rent, conventional residential and co-living, subject to planning. The accommodation has also successfully operated as short-stay accommodation during university vacation periods, demonstrating operational flexibility and additional income potential.

- ❖ **Freehold**
- ❖ **556 purpose-built student bedrooms with VP**
- ❖ Approximately **13,311 sq m (143,289 sq ft) GIA**
- ❖ Developed in 2012
- ❖ Seven accommodation buildings
- ❖ Prime Southend city centre location
- ❖ **Adjacent to Southend Central Station**
- ❖ Recently completed external wall remediation

- ❖ Comprehensive due diligence package available
- ❖ Planning Feasibility Study supporting future repositioning opportunities
- ❖ **Potential for PBSA, Build-to-Rent, Residential, Co-living or Mixed-Use redevelopment (subject to planning)**



For further information, data room access, or to arrange an inspection, please contact the sole agents:

Offers are invited in excess of **£12,000,000 (Twelve Million Pounds)** for the freehold interest, subject to contract and exclusive of VAT. A purchase price at this level reflects a rate of **£21,583 per room**.

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Location

Southend-on-Sea is one of the UK's newest cities and the principal commercial, civic and retail centre for South Essex. Located approximately 40 miles east of Central London, the city benefits from excellent connectivity to London whilst serving a substantial catchment across South Essex and the Thames Estuary.

The city supports a diverse economy spanning professional services, healthcare, aviation, retail, leisure and public administration, underpinned by a growing residential population and continued investment in infrastructure and the city centre. The emerging Local Plan provides for approximately 9,500 new homes and 7,500 additional jobs by 2040, reinforcing Southend's role as a key regional economic centre within the South East.



Situation

University Square occupies a prominent position within the heart of Southend city centre, fronting Queens Road and forming part of the city's established commercial, civic and residential core. The property is within a short walk of the High Street, The Victoria Shopping Centre, The Royals Shopping Centre and both Southend Central and Southend Victoria railway stations, providing excellent access to retail, leisure, business and transport amenities.

The surrounding area continues to benefit from significant investment and regeneration, creating an increasingly vibrant mixed-use destination and reinforcing Southend's position as the principal commercial centre for South Essex. University Square occupies a highly accessible location within one of the city's most established and evolving urban quarters.



Connectivity

University Square benefits from excellent transport connectivity, located approximately 0.2 miles from Southend Central railway station and 0.3 miles from Southend Victoria railway station, providing direct services to London Fenchurch Street and London Liverpool Street respectively in approximately 52–55 minutes.

The property also benefits from immediate access to Southend's principal bus interchange and excellent road communications via the A127 and A13, providing direct connections to the M25, Greater London and the wider South East motorway network. London Southend Airport is located approximately 2 miles to the north-west, offering domestic and international connectivity.

Why Southed-on-Sea?



London Commuter City

Just 40 miles east of Central London.



Thames Estuary Location

A key commercial centre within one of the UK's designated growth corridors.



180,000+ Population

Serving the principal retail, business and civic centre for South Essex.



City Status

Granted city status in 2022, reinforcing Southend's strategic importance within the South East.



55 mins to London

Direct rail services to Liverpool Street and Fenchurch Street.



9,500 New Homes

Planned across the city by 2040, supporting long-term population growth.



Flagship Regeneration

Better Queensway is delivering c. 1,600 new homes, enhancing public realm and major infrastructure improvements, transforming Southend's northern city centre.



7,500 New Jobs

Forecast through continued commercial and economic development.



Diverse Local Economy

Established business base spanning professional services, healthcare, aviation, retail and leisure.



International Connectivity

London Southend Airport is approximately 2 miles from the city centre.

Better Queensway Regeneration Project

Southend continues to benefit from significant public and private sector investment aimed at strengthening its position as the principal commercial centre for South Essex.

Central to this transformation is Better Queensway, the city's flagship regeneration project, which is reshaping the northern city centre through the delivery of up to:

- ❖ 1,669 new homes
- ❖ New commercial
- ❖ Community space
- ❖ Enhanced public realm
- ❖ Major infrastructure improvements

The scheme will reconnect the city centre with surrounding neighbourhoods through improved pedestrian, cycle and transport links, creating a more accessible and sustainable urban environment. The project is due to be delivered in phases, with the completion estimated for Spring 2034.



Description & Specification

University Square is one of the largest purpose-built residential assets in Essex, extending to approximately 13,311 sq m (143,280 sq ft) GIA.

Developed in 2012, the property comprises 556 fully en-suite bedrooms arranged across seven accommodation blocks surrounding a landscaped central courtyard.

The accommodation comprises:

- ❖ 496 cluster bedrooms
- ❖ 60 self-contained studios (including a number of larger and accessible studios).

Every bedroom benefits from an en-suite shower room and is fully furnished. Recently refurbished landscaped amenity areas provide attractive external communal space together with secure cycle storage.

Four commercial units provide active frontage at ground floor level.

There is also a basement car park providing 312 car spaces, although sold off long leasehold to Southend-on-Sea City Council.





Accommodation

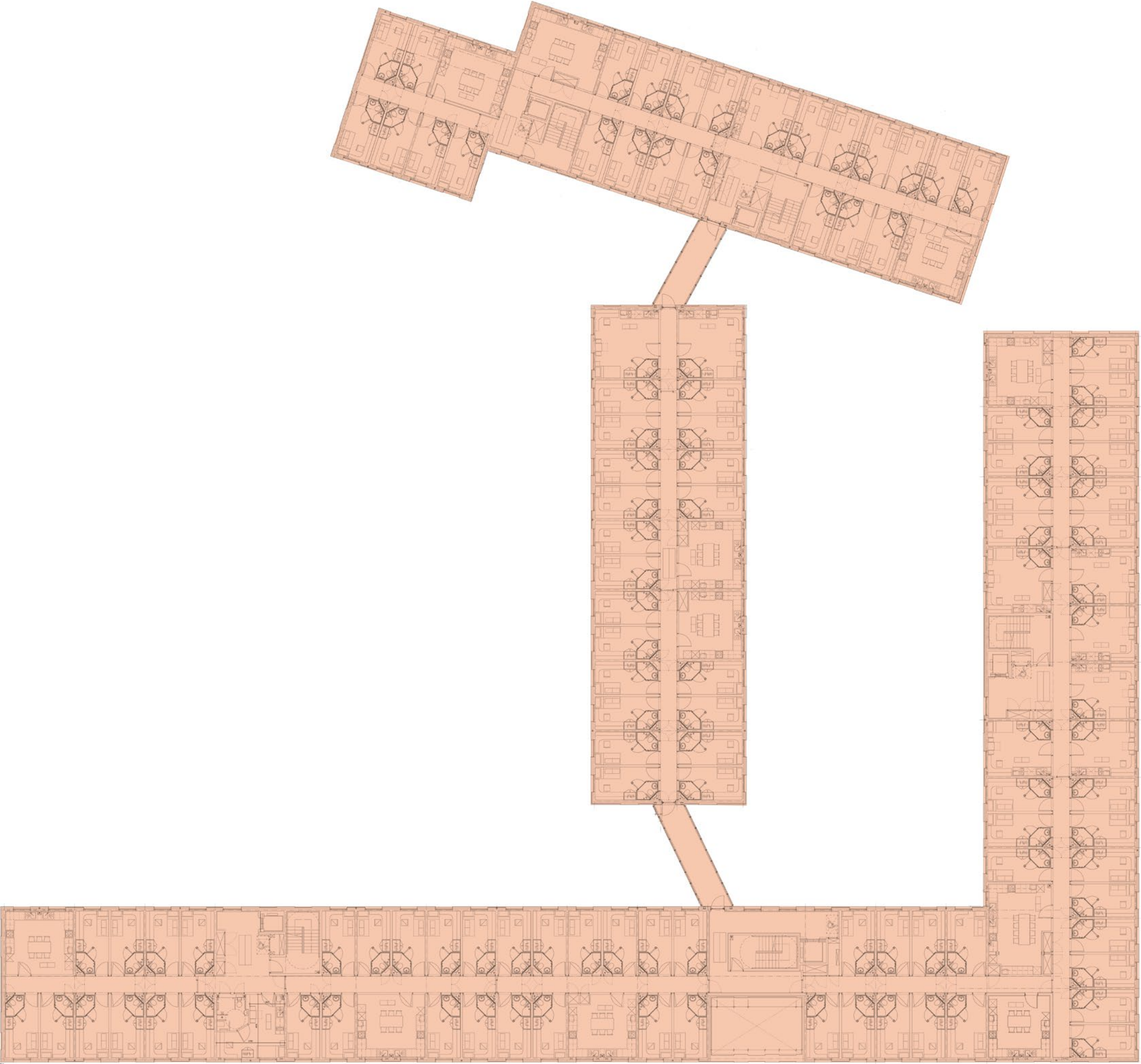
We understand the accommodation totals 556 rooms, the breakdown of the residential accommodation to be as follows:

Floor	Shared Kitchens/ Lounges	Cluster Bedrooms	Self-contained Studios*	Residential Area (sq m)	Residential Area (sq ft)
Ground	3	29	0	422.9	4,552
First	11	100	5	1,640.1	17,654
Second	11	101	6	1,708.9	18,394
Third	9	74	6	1,330.4	14,316
Fourth	7	64	6	1,135.4	12,221
Fifth	4	36	6	688.7	7,413
Sixth	4	37	6	687.0	7,394
Seventh	3	28	6	564.5	6,076
Eighth	1	9	1	151.6	1,632
Ninth	1	9	1	151.8	1,634
Tenth	1	9	1	151.7	1,633
TOTAL	55	496	60	8,632.8	92,919

* Includes a number of accessible and larger studios.

❖ We understand the total area of the property equates to 143,280 sq ft GIA.

Existing Second Floor Plan



Plan not to scale for indicative purposes only

Tenure

Freehold (EX282363).

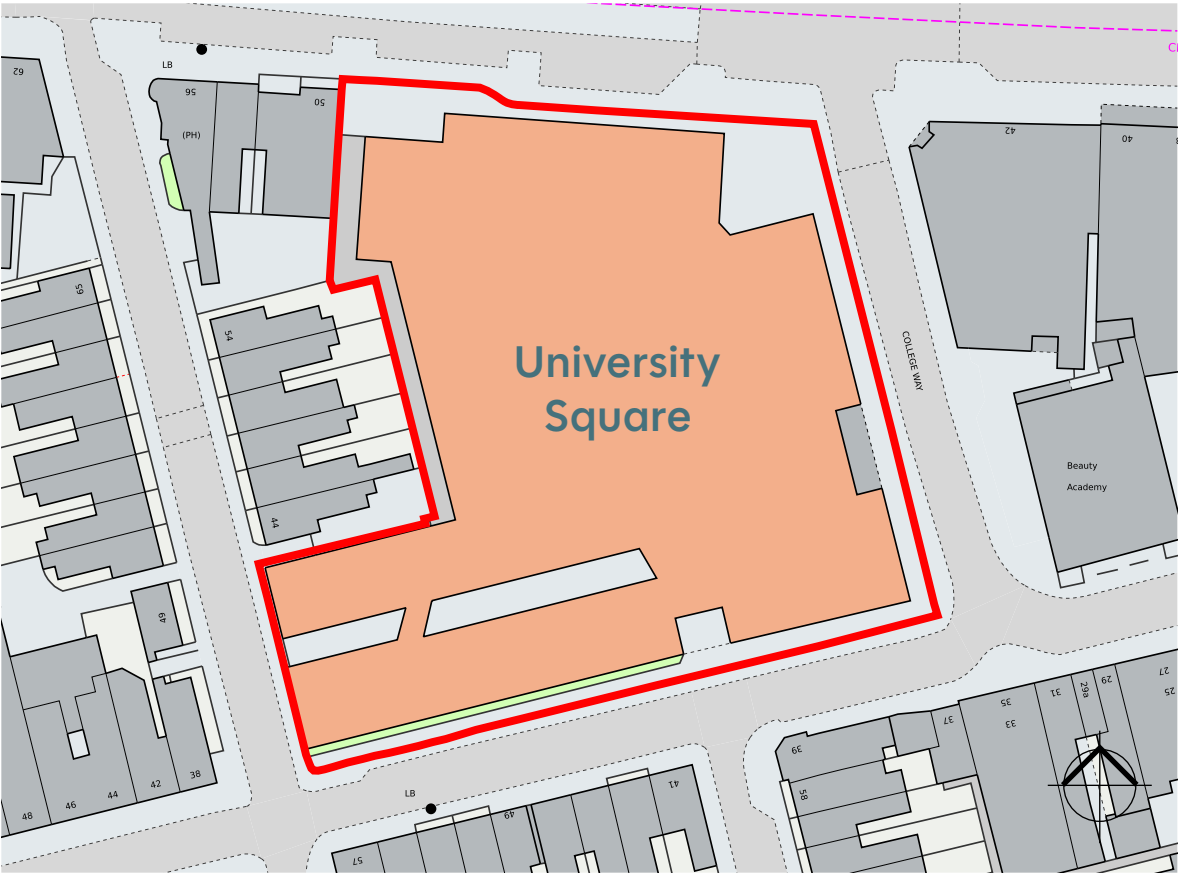
Tenancy

Location	Tenant	Lease Start Date	Term	Lease Exipry	Rent Passing	Comments
Basement Car Park	Southend-on-Sea City Council	28/09/2008	999	27/09/3007	Peppercorn	312 car parking spaces
Ground Floor Commercial Units	Southend Commercial Properties LLP	28/09/2008	999	27/09/3007	Peppercorn	4 commercial units
Transformer Chamber	EDF Energy Networks (PLN) plc	26/04/2010	99	25/05/2019	Peppercorn	An electric transformer chamber

Site

The site extends to approximately 1.5 acres.

Not to scale for indicative purposes only.



Alternative Use Potential

Planning & Repositioning Potential

Lambert Smith Hampton has undertaken a detailed Planning Feasibility Report to assess the long-term opportunities for University Square following the University's planned closure of its Southend campus.

The report concludes that the University's withdrawal from Southend represents a material change in planning circumstances and the existing building has the potential to support a range of future uses from a planning perspective.

Whilst continued operation as purpose-built student accommodation remains an attractive option, the report identifies strong potential for:

- ❖ Build-to-Rent Residential
- ❖ Conventional Residential (Class C3)
- ❖ Co-living
- ❖ Continued Purpose-Built Student Accommodation
- ❖ Additional opportunities identified include:
 - Hotel
 - Temporary Accommodation
 - Mixed-use Development comprising a mix of the above.

Sketch Scheme



Proposed First to Second Floor Plan

In addition, rg+p Architects have provided a sketch scheme of a co-living model using the existing building layout and fabric for a minimal intervention approach. It identifies the potential to deliver 291 good quality co-live units within the existing building. Bidders are welcome to discuss further with rg+p through the agents.

This planning and design work provides prospective purchasers with an informed assessment of the asset's future potential and significantly broadens the range of possible investment strategies.

A copy of the Planning Feasibility Study and sketch scheme is available within the secure electronic data room.

Building Safety & Due Diligence

The University has undertaken an extensive programme of pre-sale due diligence to provide transparency and facilitate an efficient transaction process.

A comprehensive programme of external wall remediation has recently been completed, replacing the original façade system with a compliant external wall solution.

A full suite of supporting documentation, together with fire safety records, planning information and statutory compliance documentation, has been assembled within a secure electronic data room.

The data room includes:

- ❖ Legal documentation and title information
- ❖ Planning documentation and Planning Feasibility Study
- ❖ Fire safety documentation
- ❖ External wall remediation records
- ❖ Floor plans
- ❖ Technical reports
- ❖ Compliance certificates
- ❖ Building information
- ❖ Statutory documentation

Further Information

EPC

The property has an EPC rating of B (42).

VAT

The sale is expected to be subject to VAT at the zero rate.

Data room

Access to the data room is available upon request.

Proposal

Offers are invited in excess of **£12,000,000 (Twelve Million Pounds)** for the freehold interest, subject to contract and exclusive of VAT. A purchase price at this level reflects a rate of **£21,583 per room.**

Contact

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