

Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB
Long Leasehold Vacant Offices with Residential Development Opportunity
Prior approval granted for conversion of existing offices to create 35 residential apartments (C3)



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Investment Consideration:

- Purchase Price: £1,900,000
- Vacant possession
- VAT is applicable to this property
- Comprises former business centre arranged over second-fourth floor, accessed via communal entrance from ground and first floor
- Prior approval granted in November 2024 for conversion of existing office floors (E) to create 35 residential apartments (C3) 3 x 1-Bed and 32 x 2-Bed
- Approved residential GIA: 2,215.4 sq m (23,845 sq ft)
- Situated within 7 min walk from Basildon Train Station which provides regular services to Southend Central to the east and London to the west.
- Nearby occupiers include Asda, Boots Pharmacy, Nando`s, Theatre, EasyGym, Burger King, NatWest, Barclays, B&M, Home Bargains and many more.



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Property Description:

The property comprises former business centre arranged over second, third and fourth floor, accessed via 2no. stair and lift cores, with a third escape stair leading to the service yard to the West. The primary access core is located on Southernhay on the northern site boundary and accessed from ground level. The secondary core is located at first floor and accessed from within the Eastgate Centre.

Tenure:

Long Leasehold. Held for a term of 250 years from 26th October 2020 at a ground rent of £1 p.a. Reversion 2270.

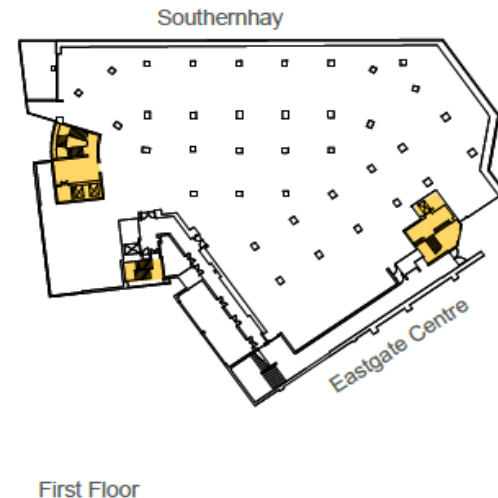
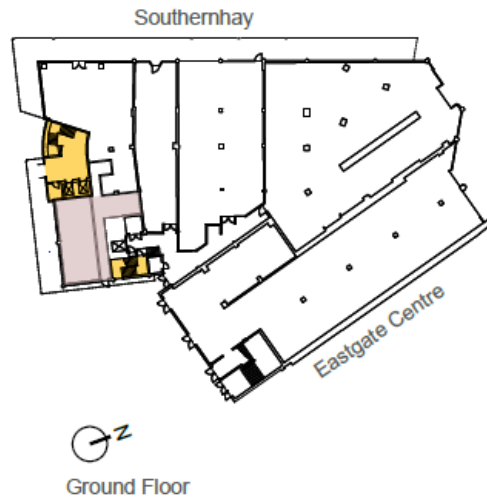
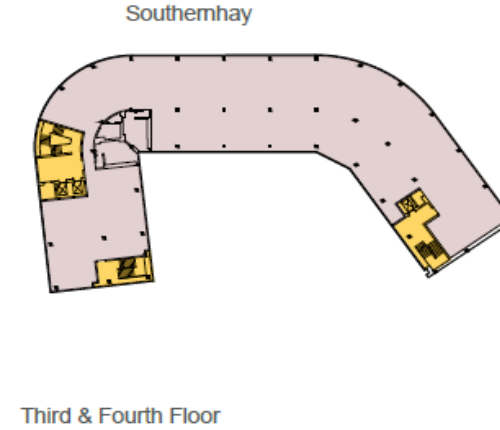
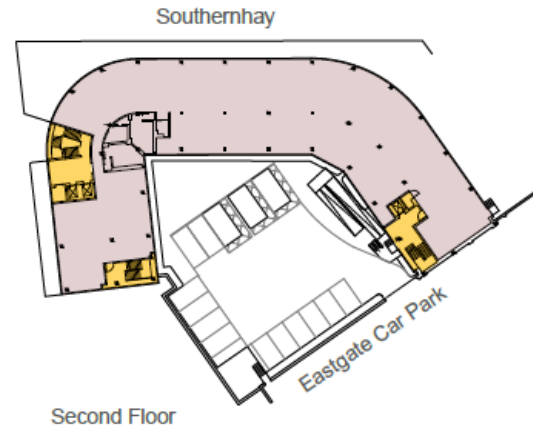
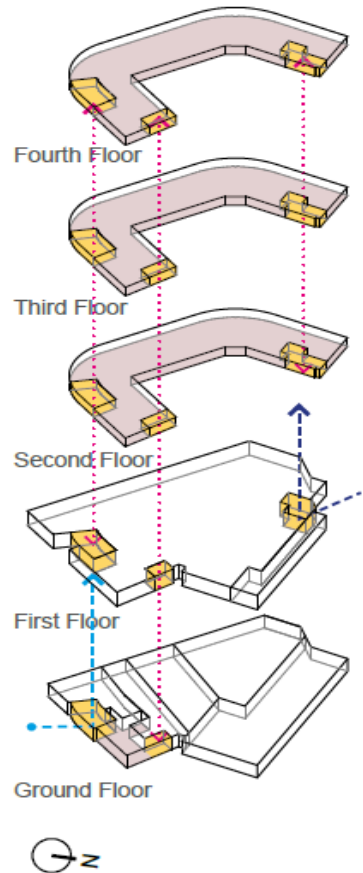


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Existing Building Layout:

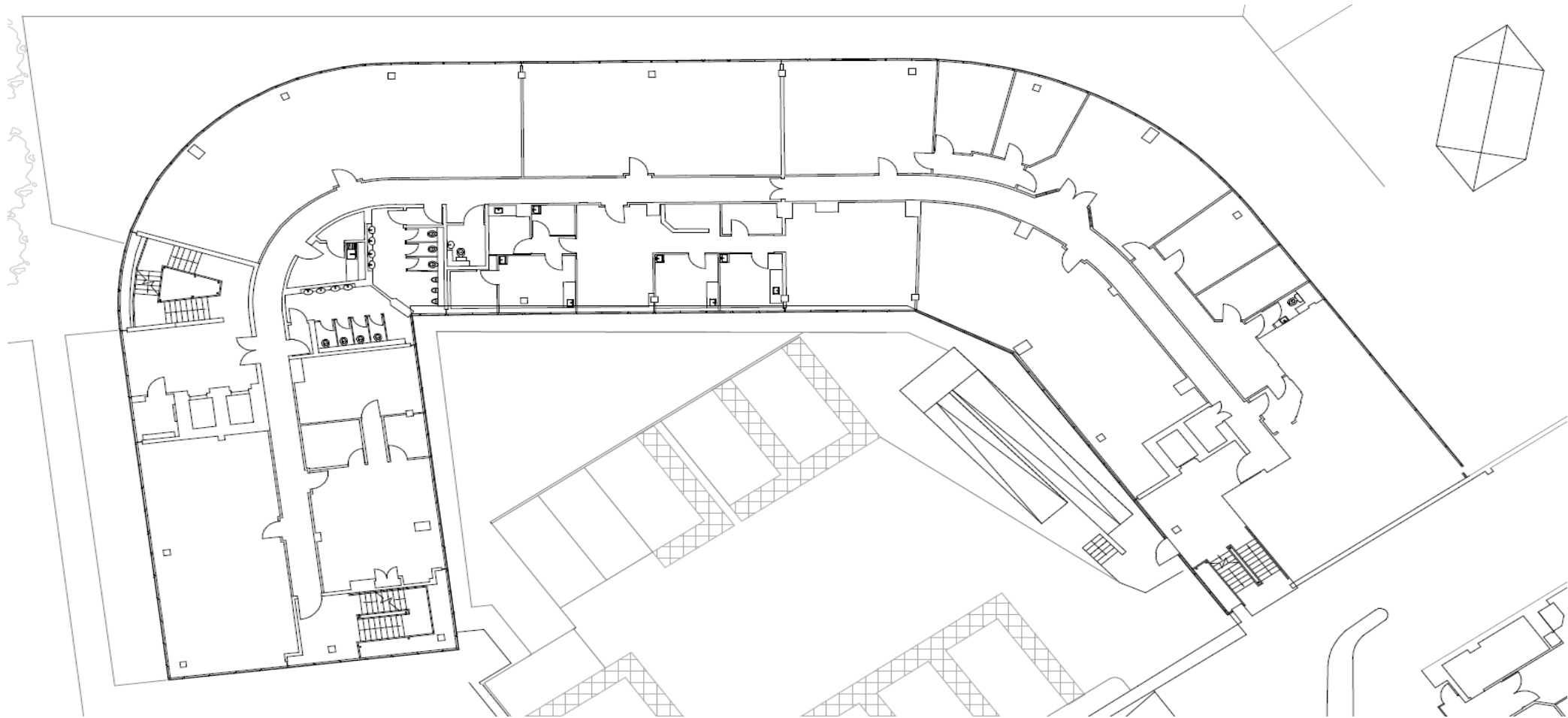


KEY

- Application Boundary
- Area within applicant demise
- Lift + Stair Cores
- <-.-> Access to Business Centre only
- .-> Shared access from Southernhay
- .-> Shared access from Eastgate Centre

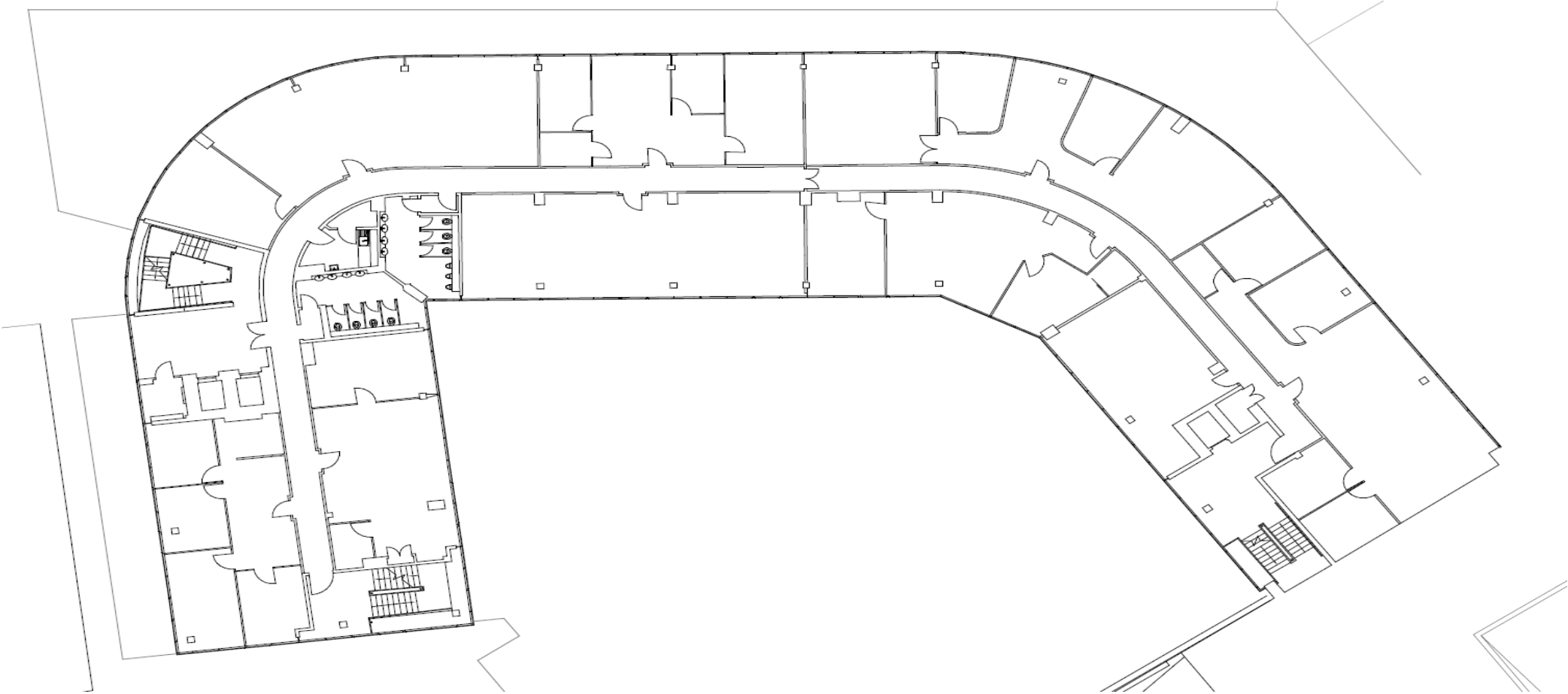
Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB
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Existing Second Floor: Former Offices



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Existing Third Floor: Former Offices



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Existing Fourth Floor: Former Offices



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Development Opportunity:

Prior approval granted in November 2024 for Change of Use from Class E to Class C3 to create a total of 35 residential apartments (3 x 1-Bed (2 person), 30 x 2-Bed (3 person) and 2 x 2-Bed (4 person) apartments). The proposed building would provide the following accommodation and dimensions:

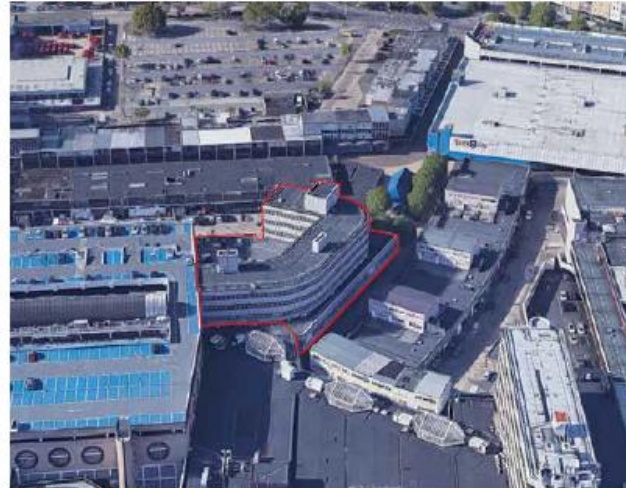
3 X 1-Bed Apartments
(average size of 54 sq m/581 sq ft each)

30 X 2-Bed (3 person) Apartments
(average size of 63 sq m/678 sq ft each)

2 X 2-Bed (4 person) Apartments
(average size of 80 sq m/861 sq ft each)

Total Approved Residential GIA: 2,215.4 sq m (23,845 sq ft)

*For more information, please refer to Basildon planning portal: www.planning.basildon.gov.uk
Planning reference: 24/01071/PACU*



Aerial view looking North



Aerial view looking West



Aerial view looking South



Aerial view looking East

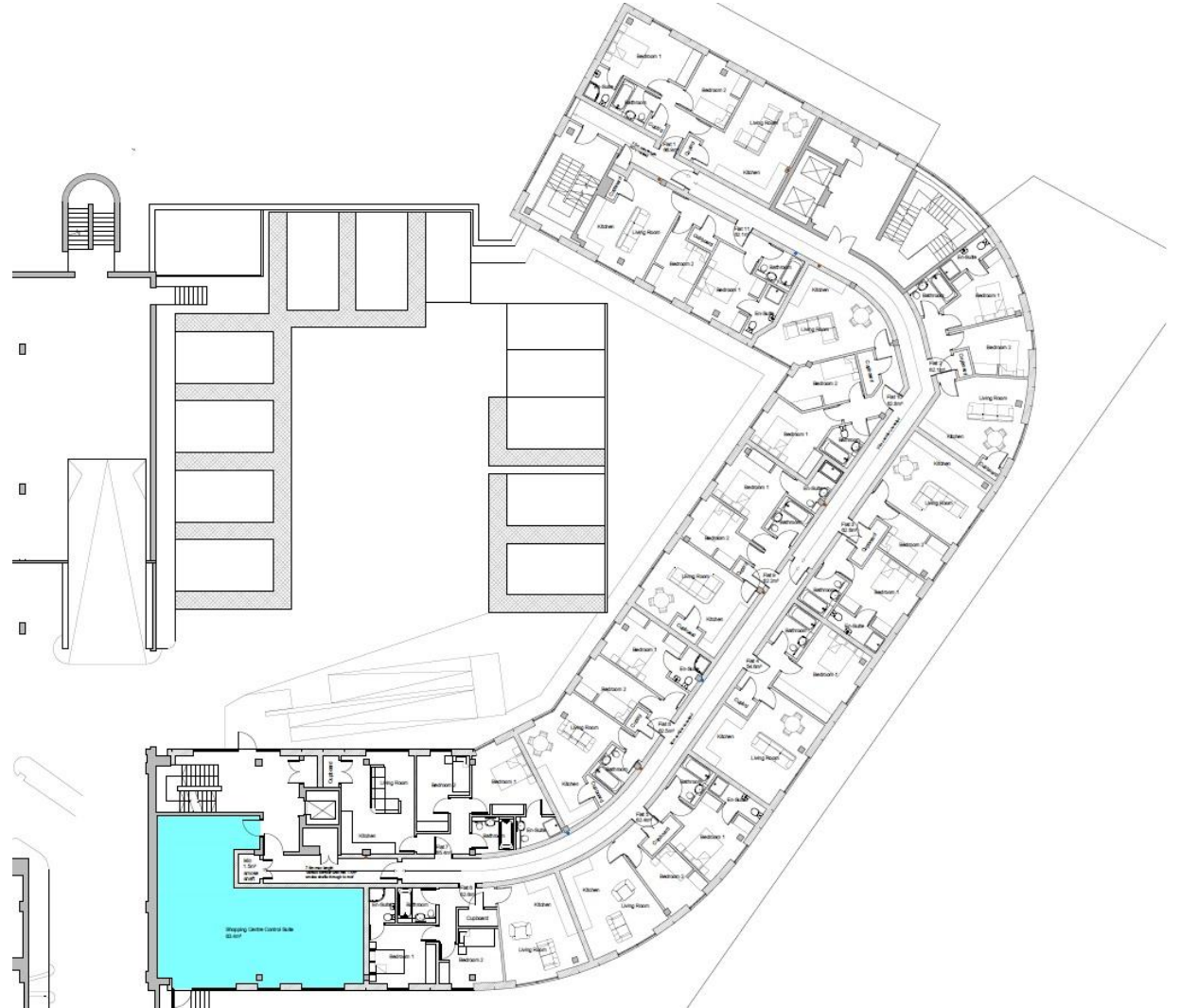
Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

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Approved Second Floor: 10 x 2-Bed & 1 x 1-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 1	2B 3P	66.9	720
Apartment 2	2B 3P	62.1	668
Apartment 3	2B 3P	62.6	674
Apartment 4	1B 2P	54.6	588
Apartment 5	2B 3P	62.4	672
Apartment 6	2B 3P	62.6	674
Apartment 7	2B 3P	65.4	704
Apartment 8	2B 3P	62.5	673
Apartment 9	2B 3P	62.2	669
Apartment 10	2B 3P	62.8	676
Apartment 11	2B 3P	62.1	668
Total	21B 32P	686.2 sq m	7,386 sq ft



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Approved Third Floor: 11 x 2-Bed & 1 x 1-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 12	2B 3P	66.9	720
Apartment 13	2B 3P	62.1	668
Apartment 14	2B 3P	62.6	674
Apartment 15	1B 2P	54.6	588
Apartment 16	2B 3P	62.4	672
Apartment 17	2B 3P	62.6	674
Apartment 18	2B 4P	80.4	865
Apartment 19	2B 3P	65.4	704
Apartment 20	2B 3P	62.5	673
Apartment 21	2B 3P	62.2	669
Apartment 22	2B 3P	62.8	676
Apartment 23	2B 3P	62.1	668
Total	23B 36P	766.6 sq m	8,251 sq ft



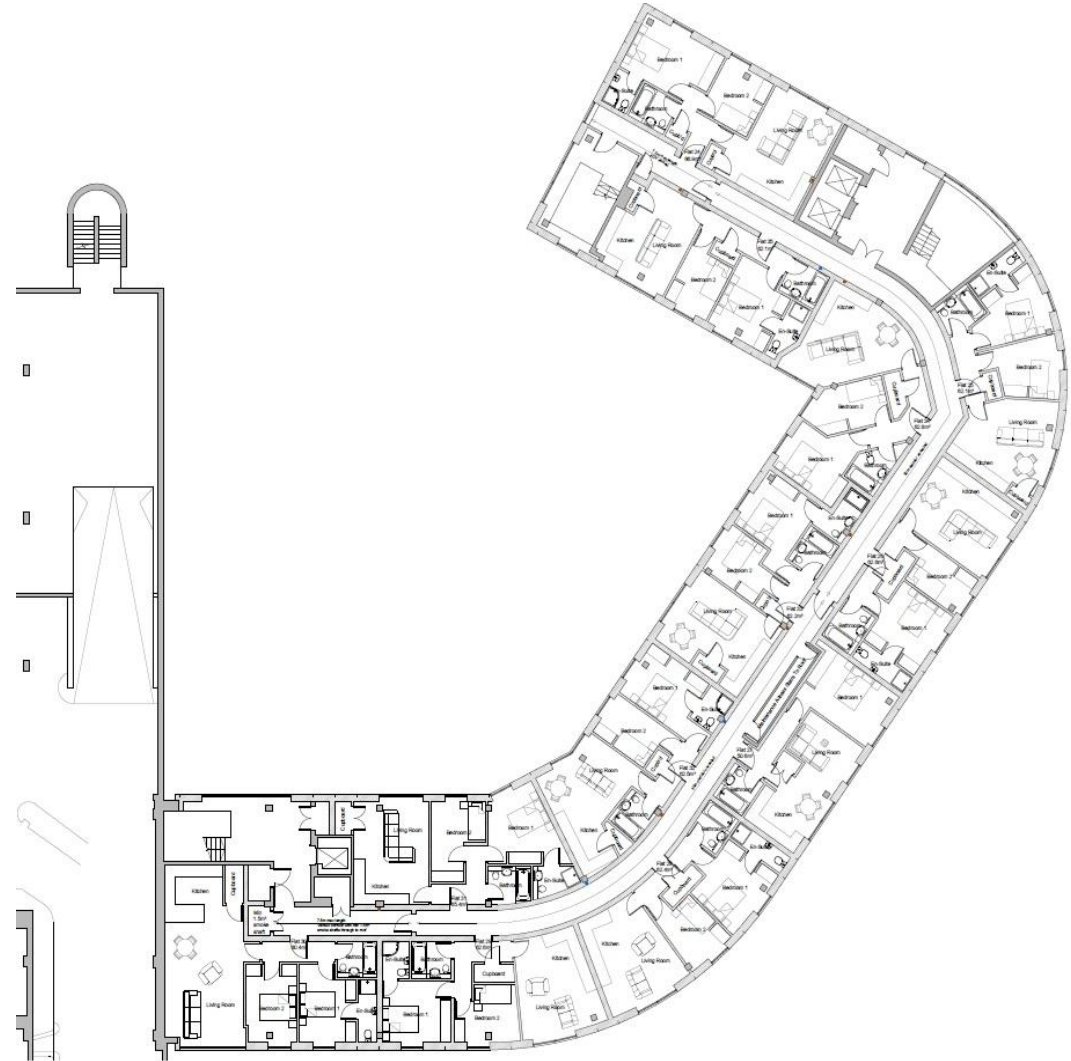
Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

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Approved Fourth Floor: 11 x 2-Bed & 1 x 1-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 24	2B 3P	66.9	720
Apartment 25	2B 3P	62.1	668
Apartment 26	2B 3P	62.6	674
Apartment 27	1B 2P	50.6	545
Apartment 28	2B 3P	62.4	672
Apartment 29	2B 3P	62.6	674
Apartment 30	2B 4P	80.4	865
Apartment 31	2B 3P	65.4	704
Apartment 32	2B 3P	62.5	673
Apartment 33	2B 3P	62.2	669
Apartment 34	2B 3P	62.8	676
Apartment 35	2B 3P	62.1	668
Total	23B 36P	762.6 sq m	8,208 sq ft



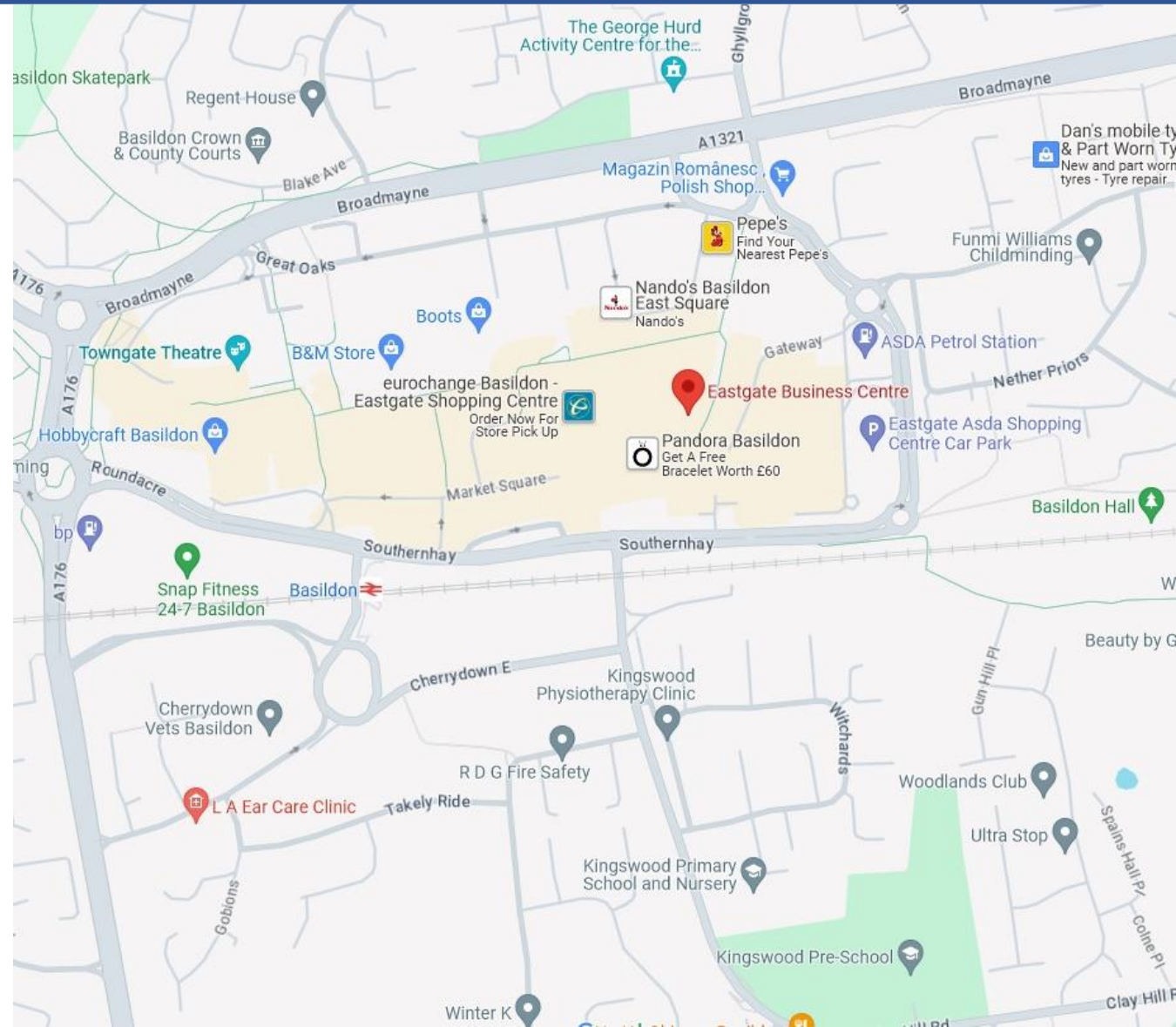
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Location:

The site is located at the Eastern end of the town centre and forms part of the original Eastgate Shopping Centre complex, completed in 1985. The Town Centre is encircled by major road networks (Roundacre, Southernhay & Broadmayne) which separate it from the residential areas beyond. Basildon train station and local bus station are located to the Southwest of the site providing regular services to Southend Central to the east and London to the west. Nearby occupiers include Asda, Boots Pharmacy, Nando`s, Theatre, EasyGym, Burger King, NatWest, Barclays, B&M, Home Bargains and many more.



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Contacts:

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