

Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB
Long Leasehold Vacant Offices with Residential Development Opportunity
Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

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
- Planning submitted for conversion of existing office floors and construction of additional 6 storeys to create residential block of 86 apartments (C3)
- Proposed residential GIA: 5,516 sq m (59,387 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.



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Property Description:

The property comprises former business centre arranged over second, third and fourth floor, accessed via 2 no. 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.



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Existing Second-Fourth Floor:

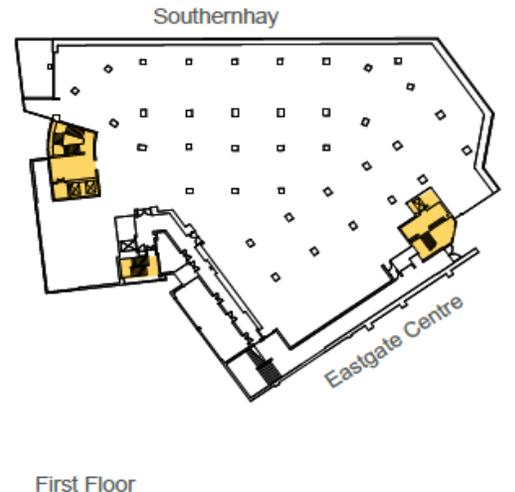
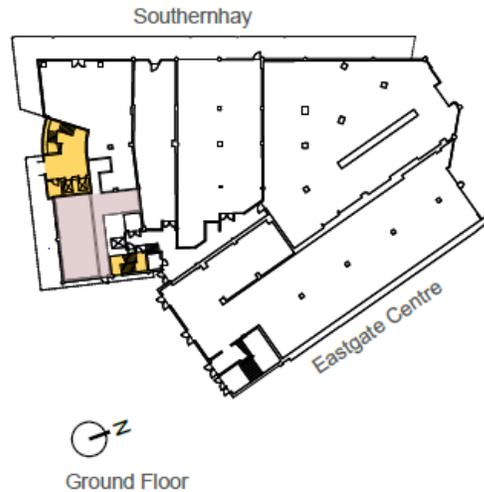
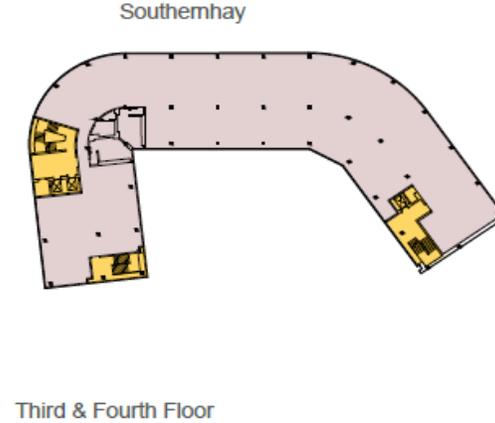
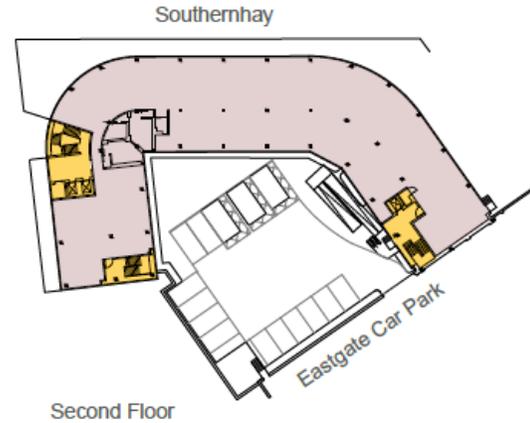
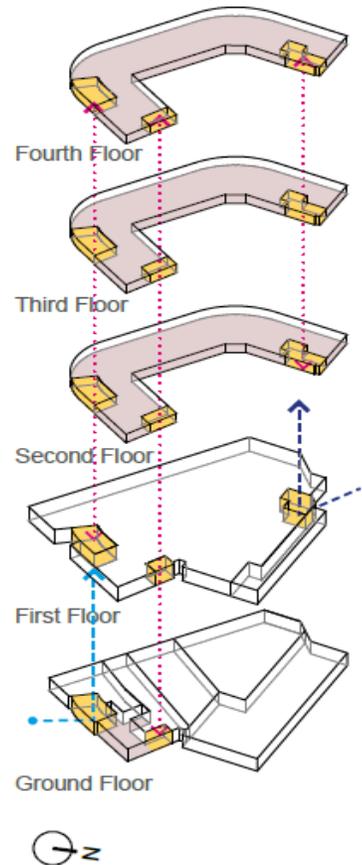


Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Existing Building Layout:



KEY

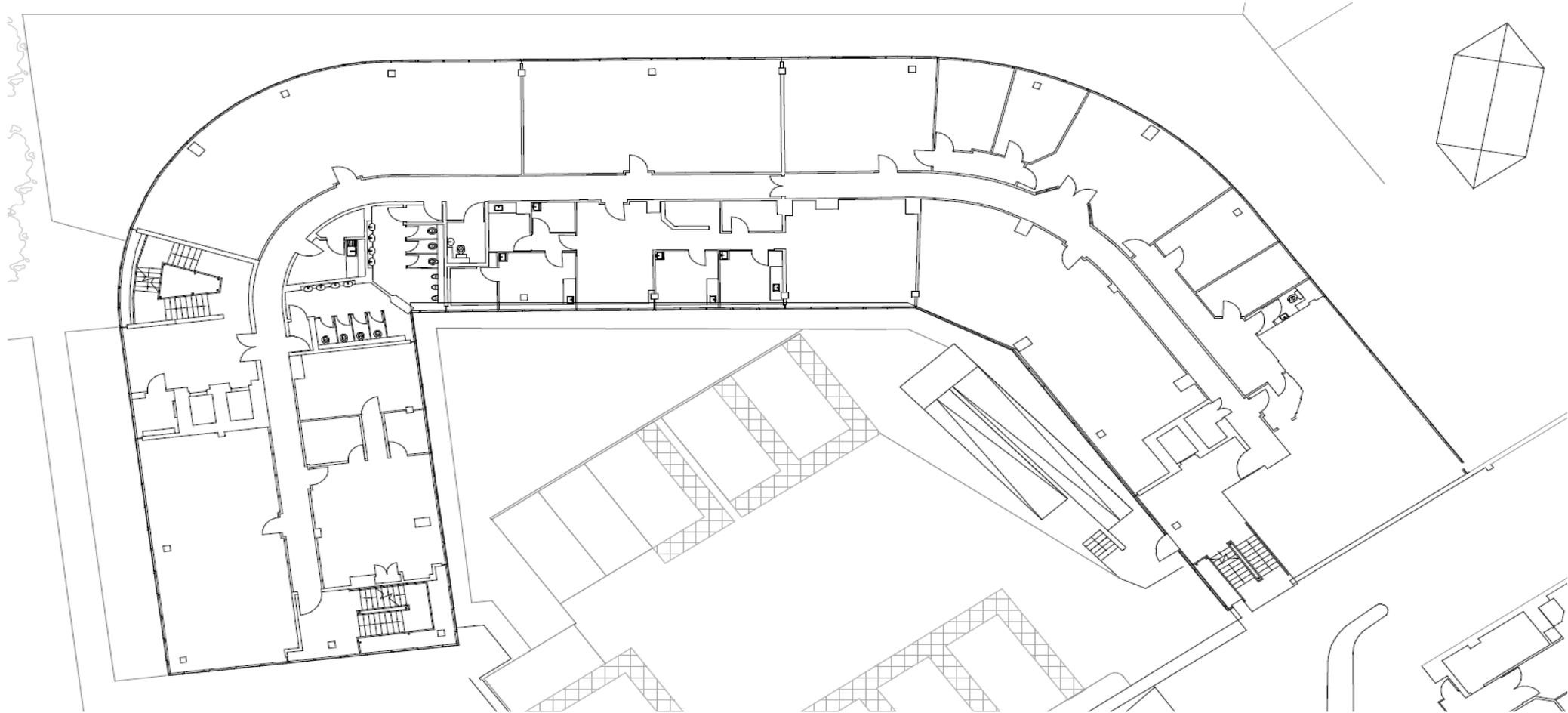
-  Application Boundary
-  Area within applicant demise
-  Lift + Stair Cores
-  Access to Business Centre only
-  Shared access from Southernhay
-  Shared access from Eastgate Centre

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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Existing Second Floor: Former Offices

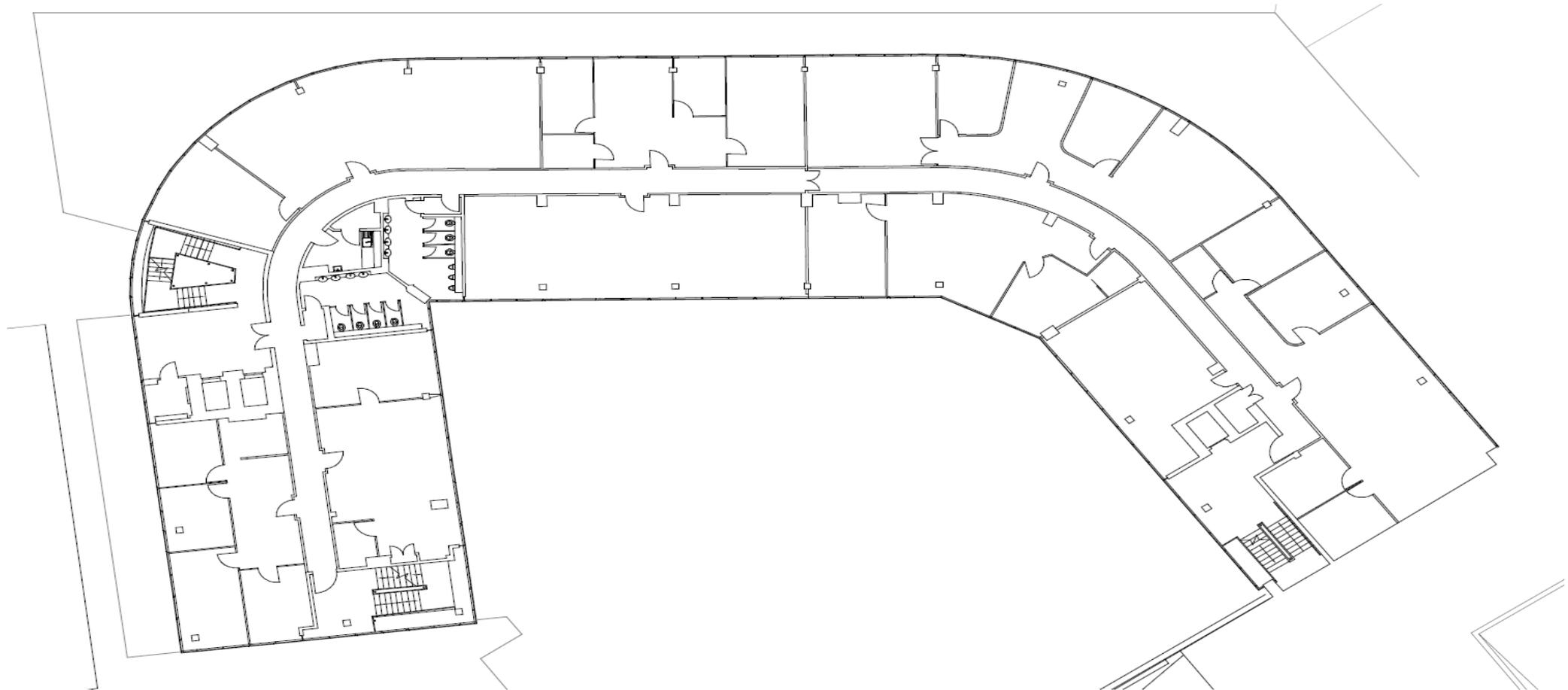


Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Existing Third Floor: Former Offices

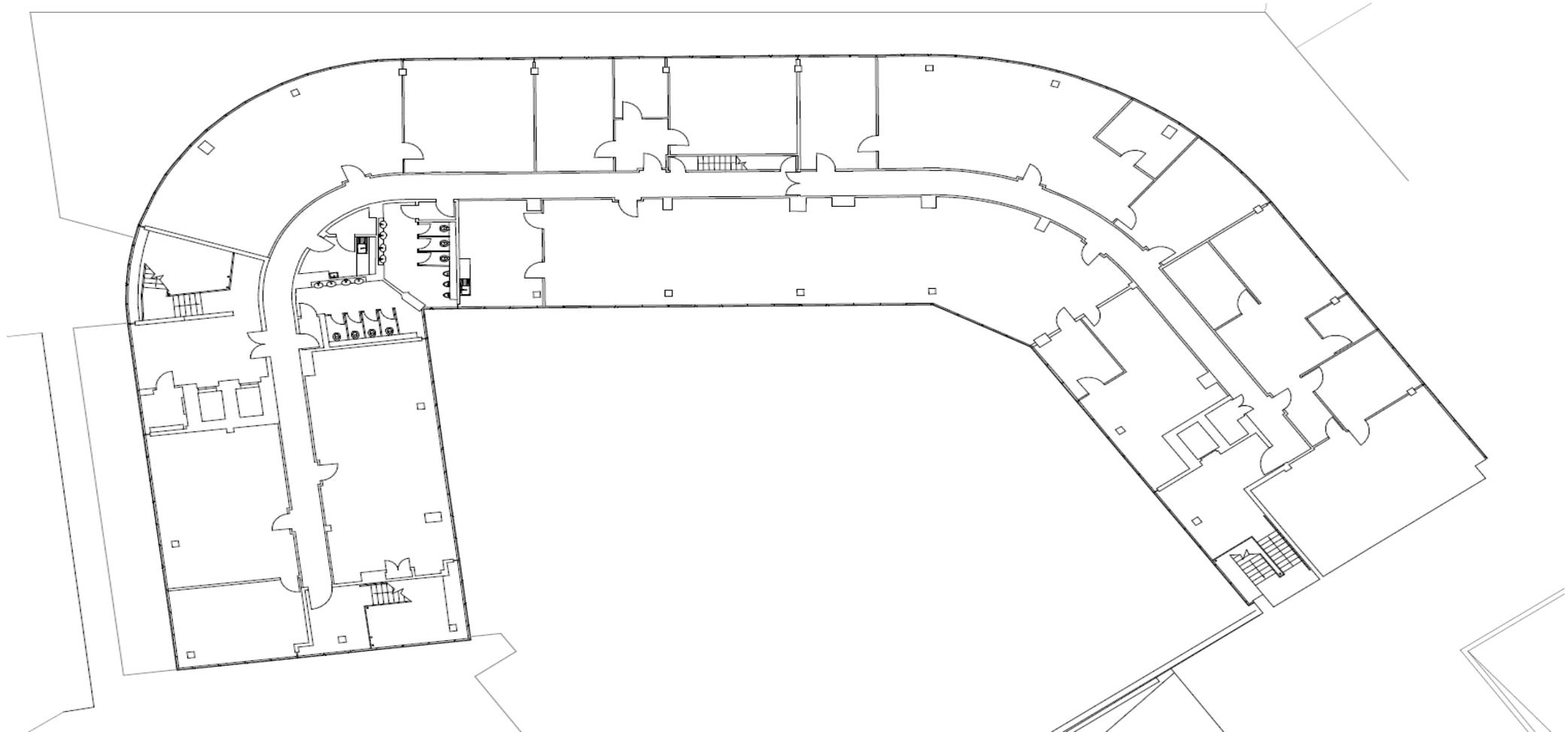


Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Existing Fourth Floor: Former Offices



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Development Opportunity:

Planning submitted for Change of Use from Class E to Class C3 at 2nd to 4th floor and construction of new floors up to eleven storeys overall height to create a total of 86 new residential units; together with a new building façade and entrance, external fire stairs, internal alterations to the ground and 1st floor, podium landscaping, and minor external alterations. The proposed building would provide the following accommodation and dimensions:

31 X 1-Bed Apartments

(average size of 51 sq m/549 sq ft each)

55 X 2-Bed Apartments

(average size of 71 sq m/764 sq ft each)

Communal Roof Garden

Proposed Residential GIA: 5,516 sq m (59,387 sq ft)

Proposed Roof Garden: 457 sq m (5,027 sq ft)

For more information, please refer to Basildon planning portal: www.planning.basildon.gov.uk

Planning reference: 22/00925/FULL



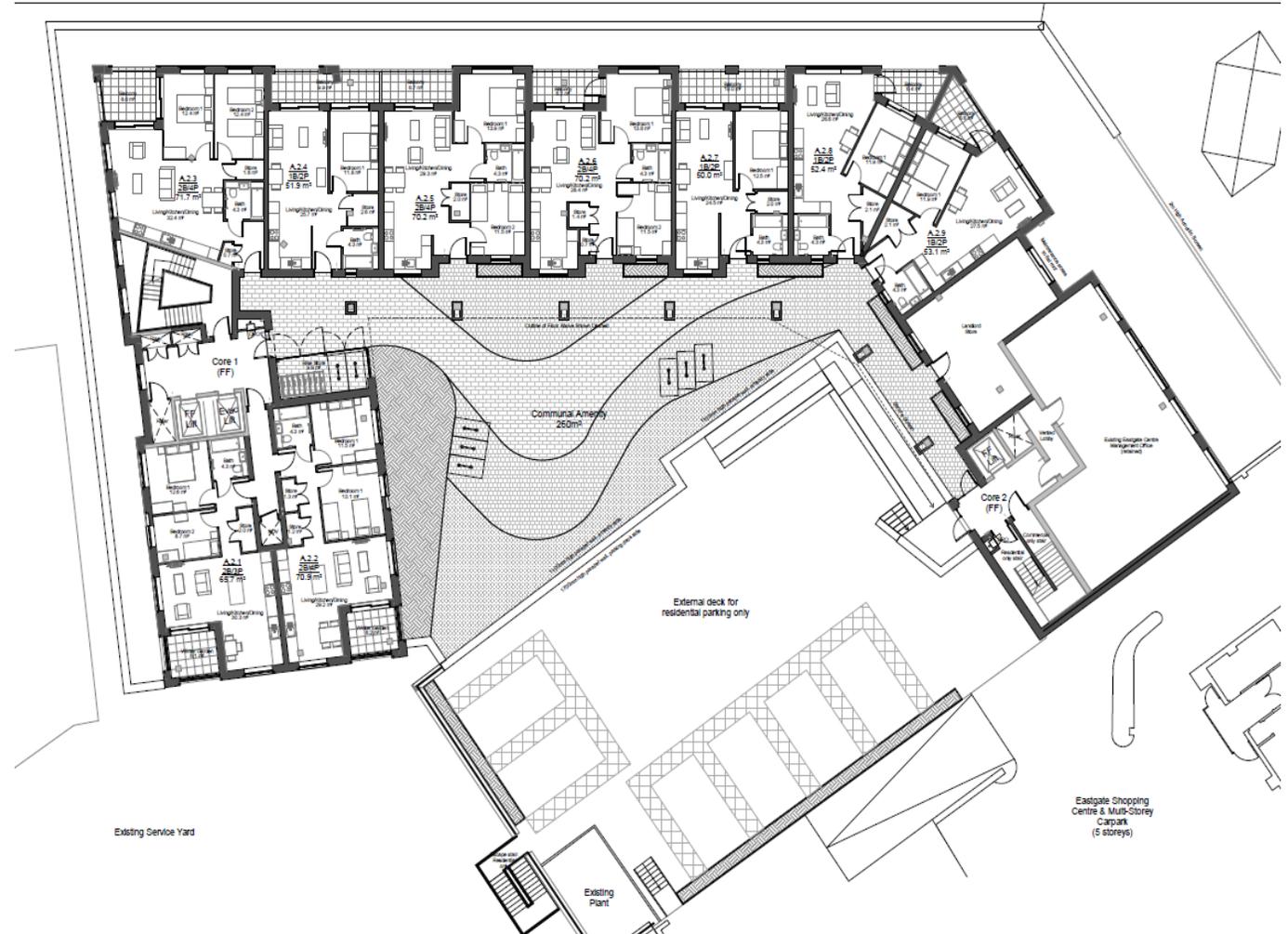
Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Second Floor: 4 x 1-Bed & 5 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 2.1	2B 3P	65.7	707
Apartment 2.2	2B 4P	70.9	763
Apartment 2.3	2B 4P	71.7	772
Apartment 2.4	1B 2P	51.9	559
Apartment 2.5	2B 4P	70.2	755
Apartment 2.6	2B 4P	70.2	755
Apartment 2.7	1B 2P	50.0	538
Apartment 2.8	1B 2P	52.4	564
Apartment 2.9	1B 2P	53.1	571
Total	14B 27P	556 sq m	5,984 sq ft



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Third Floor: 4 x 1-Bed & 7 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 3.1	2B 3P	65.7	707
Apartment 3.2	2B 4P	70.9	763
Apartment 3.3	2B 4P	71.7	772
Apartment 3.4	1B 2P	51.9	559
Apartment 3.5	2B 4P	70.2	755
Apartment 3.6	2B 4P	70.2	755
Apartment 3.7	1B 2P	50.0	538
Apartment 3.8	1B 2P	52.4	564
Apartment 3.9	1B 2P	53.1	571
Apartment 3.10	2B 3P	62.8	676
Apartment 3.11	2B 4P	78.1	841
Total	18B 34P	697 sq m	7,507 sq ft



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Fourth Floor: 4 x 1-Bed & 7 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 4.1	2B 3P	65.7	707
Apartment 4.2	2B 4P	70.9	763
Apartment 4.3	2B 4P	71.7	772
Apartment 4.4	1B 2P	51.9	559
Apartment 4.5	2B 4P	70.2	755
Apartment 4.6	2B 4P	70.2	755
Apartment 4.7	1B 2P	50.0	538
Apartment 4.8	1B 2P	52.4	564
Apartment 4.9	1B 2P	53.1	571
Apartment 4.10	2B 3P	62.8	676
Apartment 4.11	2B 4P	78.1	841
Total	18B 34P	697 sq m	7,507 sq ft



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Fifth Floor: 4 x 1-Bed & 7 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 5.1	2B 3P	65.7	707
Apartment 5.2	2B 4P	70.9	763
Apartment 5.3	2B 4P	71.7	772
Apartment 5.4	1B 2P	51.9	559
Apartment 5.5	2B 4P	70.2	755
Apartment 5.6	2B 4P	70.2	755
Apartment 5.7	1B 2P	50.0	538
Apartment 5.8	1B 2P	52.4	564
Apartment 5.9	1B 2P	53.1	571
Apartment 5.10	2B 3P	62.8	676
Apartment 5.11	2B 4P	78.1	841
Total	18B 34P	697 sq m	7,507 sq ft



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Sixth Floor: 4 x 1-Bed & 7 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 6.1	2B 3P	65.7	707
Apartment 6.2	2B 4P	70.9	763
Apartment 6.3	2B 4P	71.7	772
Apartment 6.4	1B 2P	51.9	559
Apartment 6.5	2B 4P	70.2	755
Apartment 6.6	2B 4P	70.2	755
Apartment 6.7	1B 2P	50.0	538
Apartment 6.8	1B 2P	52.4	564
Apartment 6.9	1B 2P	53.1	571
Apartment 6.10	2B 3P	62.8	676
Apartment 6.11	2B 4P	78.1	841
Total	18B 34P	697 sq m	7,507 sq ft



Eastgate Shopping Centre & Multi-Storey Carpark (5 storeys)

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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Seventh Floor: 4 x 1-Bed & 7 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 7.1	2B 3P	65.7	707
Apartment 7.2	2B 4P	70.9	763
Apartment 7.3	2B 4P	71.7	772
Apartment 7.4	1B 2P	51.9	559
Apartment 7.5	2B 4P	70.2	755
Apartment 7.6	2B 4P	70.2	755
Apartment 7.7	1B 2P	50.0	538
Apartment 7.8	1B 2P	52.4	564
Apartment 7.9	1B 2P	53.1	571
Apartment 7.10	2B 3P	62.8	676
Apartment 7.11	2B 4P	78.1	841
Total	18B 34P	697 sq m	7,507 sq ft



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Eighth Floor: 4 x 1-Bed & 7 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 8.1	2B 3P	65.7	707
Apartment 8.2	2B 4P	70.9	763
Apartment 8.3	2B 4P	71.7	772
Apartment 8.4	1B 2P	51.9	559
Apartment 8.5	2B 4P	70.2	755
Apartment 8.6	2B 4P	70.2	755
Apartment 8.7	1B 2P	50.0	538
Apartment 8.8	1B 2P	52.4	564
Apartment 8.9	1B 2P	53.1	571
Apartment 8.10	2B 3P	62.8	676
Apartment 8.11	2B 4P	78.1	841
Total	18B 34P	697 sq m	7,507 sq ft



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Proposed Ninth Floor: 3 x 1-Bed & 6 x 2-Bed Apartments

PROPERTY	BEDROOMS	SQ M	SQ FT
Apartment 9.1	1B 2P	52.1	551
Apartment 9.2	2B 4P	56.8	611
Apartment 9.3	2B 4P	71.7	772
Apartment 9.4	1B 2P	51.9	559
Apartment 9.5	2B 3P	62.9	677
Apartment 9.6	2B 3P	62.9	677
Apartment 9.7	1B 2P	50.0	538
Apartment 9.8	2B 4P	88.8	956
Apartment 9.9	2B 4P	81.0	872
Total	15B 28P	578 sq m	6,213 sq ft



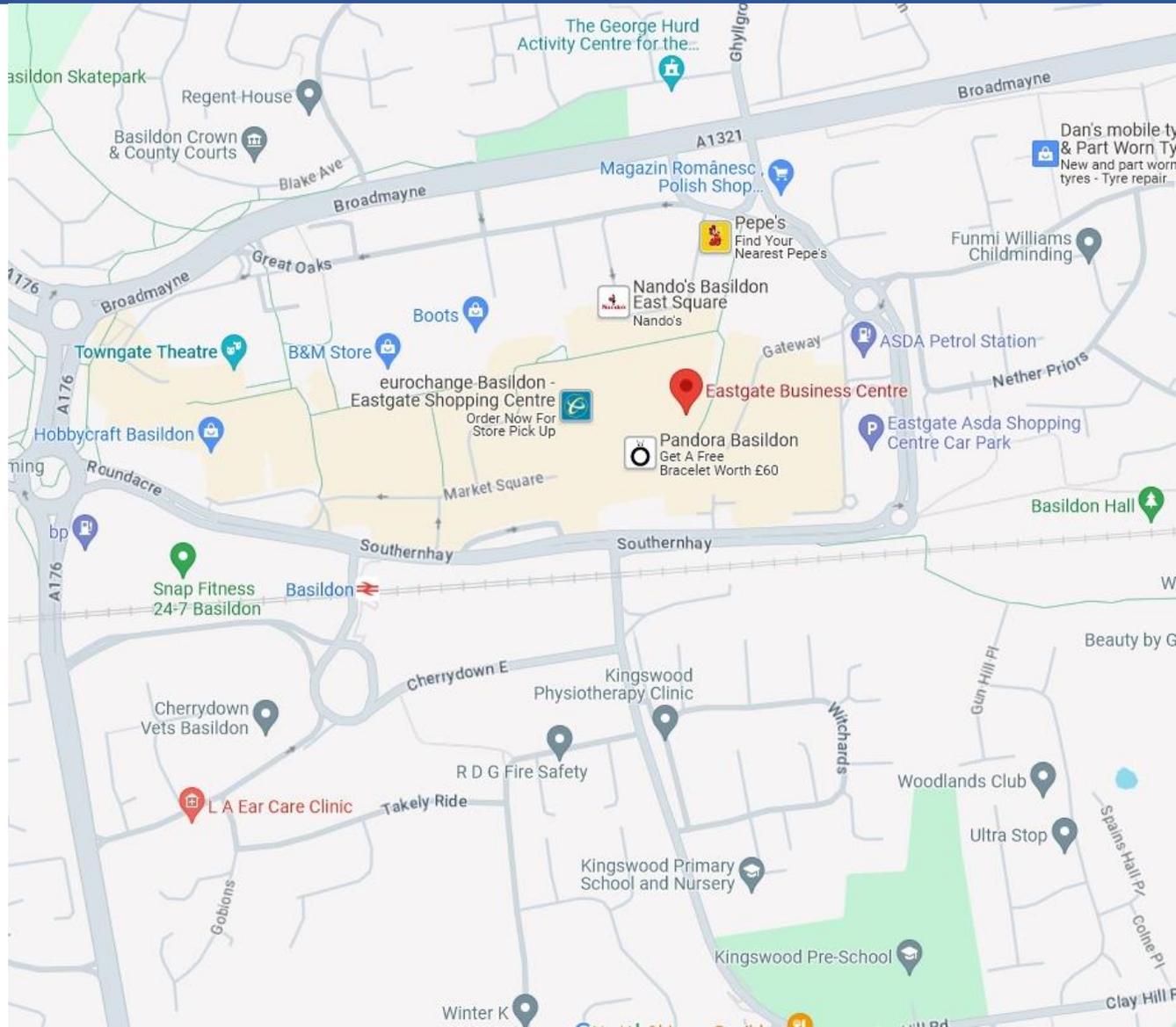
Basildon – 7/8 Eastgate Business Centre, Southernhay, Essex SS14 1EB

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

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.



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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

Contacts:

For further information or to schedule a viewing, please contact:



BLUE ALPINE
PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Ltd
Trading Address: 54 Welbeck Street,
Marylebone, London W1G 9XZ



Joseph Bachman
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev
M: +44(0)75545 57088
E: sam@bluealpine.com



Mike Lawrence
M: +44(0)79765 62922
E: mike.lawrence@kemsley.com



Tim Collins
M: +44(0)77208 06194
E: tim.collins@kemsley.com



Address:

Kemsley LLP
Trading Address: 113 New London Road,
Chelmsford, Essex CM2 0QT

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

Long Leasehold Vacant Offices with Residential Development Opportunity

Planning submitted for conversion of existing offices and construction of 6 new storeys to create 86 residential apartments (C3)

KEMSLEY LLP

PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



BLUE ALPINE

PROPERTY CONSULTANTS

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.