



LONDON **29**



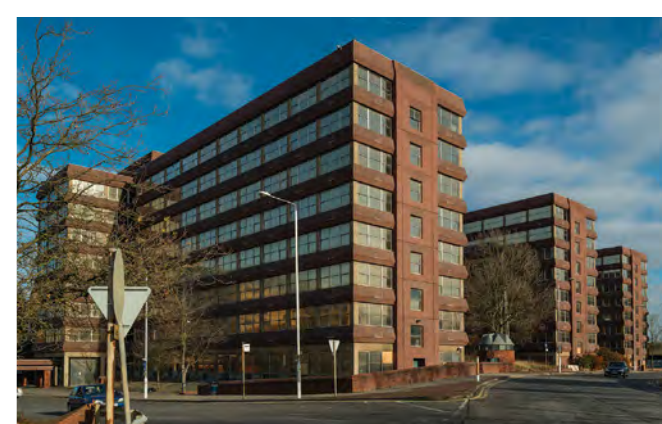
For sale via informal tender, freehold development site with outline planning permission for 359 apartments with 12,000 sq ft ground floor retail, 29 minutes by train from Fenchurch Street Station at the heart of London's financial district.

[www.london29.com](http://www.london29.com)





Computer Generated Image of the consented scheme



## The Opportunity

- Prime freehold site of approximately 1 hectare, currently providing circa 253,042 sq ft (23,416 sq m) (GIA) of office accommodation over 8/9 floors with 155 car parking spaces.
- Outline planning permission for 359 apartments with 12,000 sq ft ground floor retail.
- Fast and frequent train service to London Fenchurch Street.
- Excellently located adjacent to Basildon mainline railway station.
- Commanding views from upper floors over the Town Centre to open countryside and the Thames Estuary.
- Basildon town centre is the subject of a £1 billion investment programme.
- London Gateway, comprising the construction of a major deep water port of international standing is approximately 16 minutes away by car.



Festival  
Leisure Park

Town Square

Eastgate  
Shopping Centre

SELEX Group

Gardner  
Aerospace



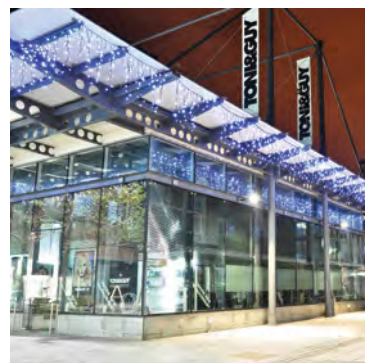
Westgate Shopping Centre

Basildon Train Station

Bus Station

Morello Quarter

LONDON29





# Commuting to the centre of London is simple - London Fenchurch Street Station is 29 minutes away by fast train

Basildon mainline railway station is located adjacent to the site and provides fast and frequent services to Fenchurch Street Station in the City of London.

Stepping off the train at Fenchurch Street Station brings you to the business heart of the City of London and to one of London's most historic areas, with the Tower of London, London Bridge and the Lloyds Building all being within a few moments walk. You can also access the Underground network at Tower Hill providing easy access to the West End and Mayfair.

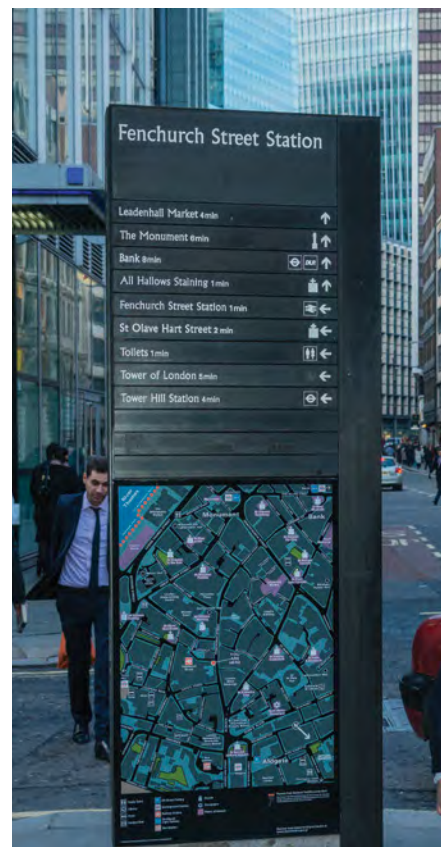
## Journey times from Basildon Mainline Station



The building is served by excellent road links, being in close proximity to the A13 and A127, and the M25 is approximately 10 miles away giving access to the main UK motorway network. International travel is also convenient via Stansted Airport, Gatwick Airport and Southend Airport which are all an easy drive from [London29](#).









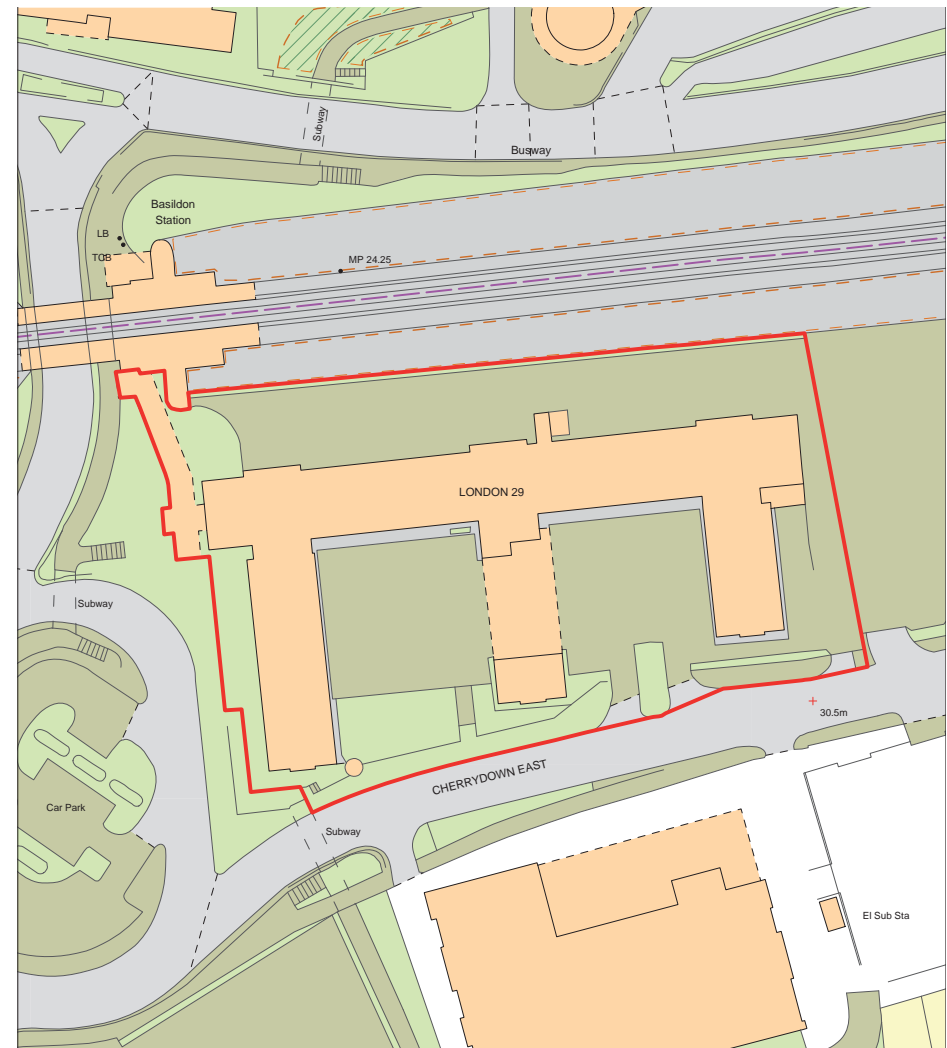
# Planning & Development

## The Building

The existing office building is a purpose built office building constructed in 1974 and was most recently occupied by the Ford Motor Company.

The building is being sold with outline planning consent to include: the alteration and extension to the existing structure to create a high quality residential scheme of approximately 10 storeys which will provide retail uses (Class A1/A3) and approximately 359 residential units, a rear extension to provide car parking, landscaping and other works incidental to the development of the site.

The surrounding area offers a wide range of retail outlets and leisure facilities. A little further and you will find Basildon Sporting Village, which offers a host of recreational activities, while the Festival Leisure Park is home to Empire Cinema, Hollywood Bowl, night clubs, bars and restaurants. There are also a number of country parks and golf courses in the surrounding area.







INDICATIVE LANDSCAPE AND PUBLIC REALM PROPOSAL



INDICATIVE SECTION THROUGH COURTYARD



CHERRYDOWN EAST PROPOSED



# Residential

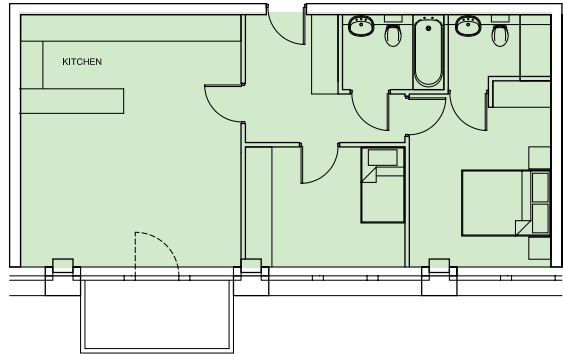
The planning consent permits the change of use of the building from offices to predominantly residential use, with retail/restaurant at ground floor.

The scheme provides apartments on the two uppermost floors as duplex units, with a generously glazed living area (part of which has a double height void) orientated towards the courtyards with wide ranging views across the open countryside and towards the Thames Estuary.

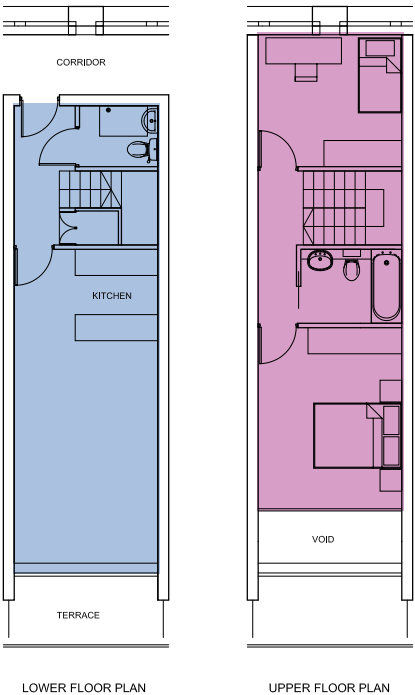
There will be studio, 1, 2 and 3 bedroom apartments with a range of sizes available. An indicative housing mix is provided below.

	Studio	1 Bed	1 Bed Duplex	2 Bed	2 Bed Duplex	3 Bed	3 Bed Duplex
Ground Floor		4		14			
1st Floor		6		22		1	
2nd Floor	1	15		25		2	
3rd Floor	1	15		25		2	
4th Floor	1	15		25		2	
5th Floor	1	15		25		2	
6th Floor	1	15		25		2	
7th Floor	1	15		25		2	
8th/9th Floor			1		42		11
<b>Total</b>	<b>6</b> 1.7%	<b>100</b> 27.9%	<b>1</b> 0.3%	<b>186</b> 51.8%	<b>42</b> 11.7%	<b>13</b> 3.6%	<b>11</b> 3.1%

No of Flats 359



Indicative example of a 2 Bed Apartment



Indicative example of a Duplex Apartment







## Retail

The indicative layout drawings show how the ground floor of the western wing can be configured to accommodate 1,110 sq m of retail in units of varying size. These are located rationally, closest to the station's entrance and along the main pedestrian route between Cherrydown East and the heart of the Town Centre, where footfall is greatest.

A terrace at street level along the western retail frontage creates an external seating area overlooking a newly landscaped public space in the approach to the station.

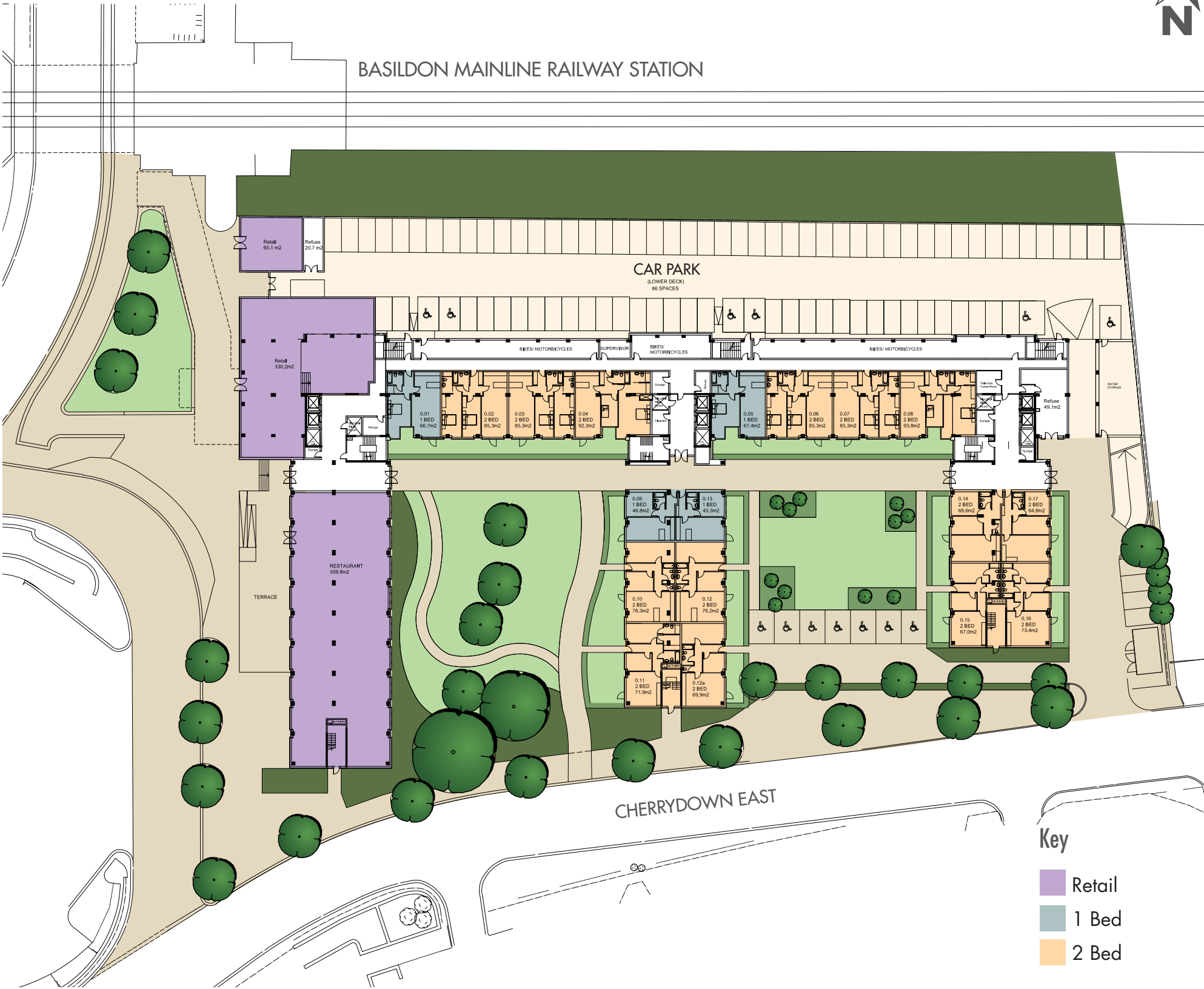


INDICATIVE LANDSCAPE SHOWING RETAIL UNITS



# Floor Plans of the proposed scheme

Ground Floor

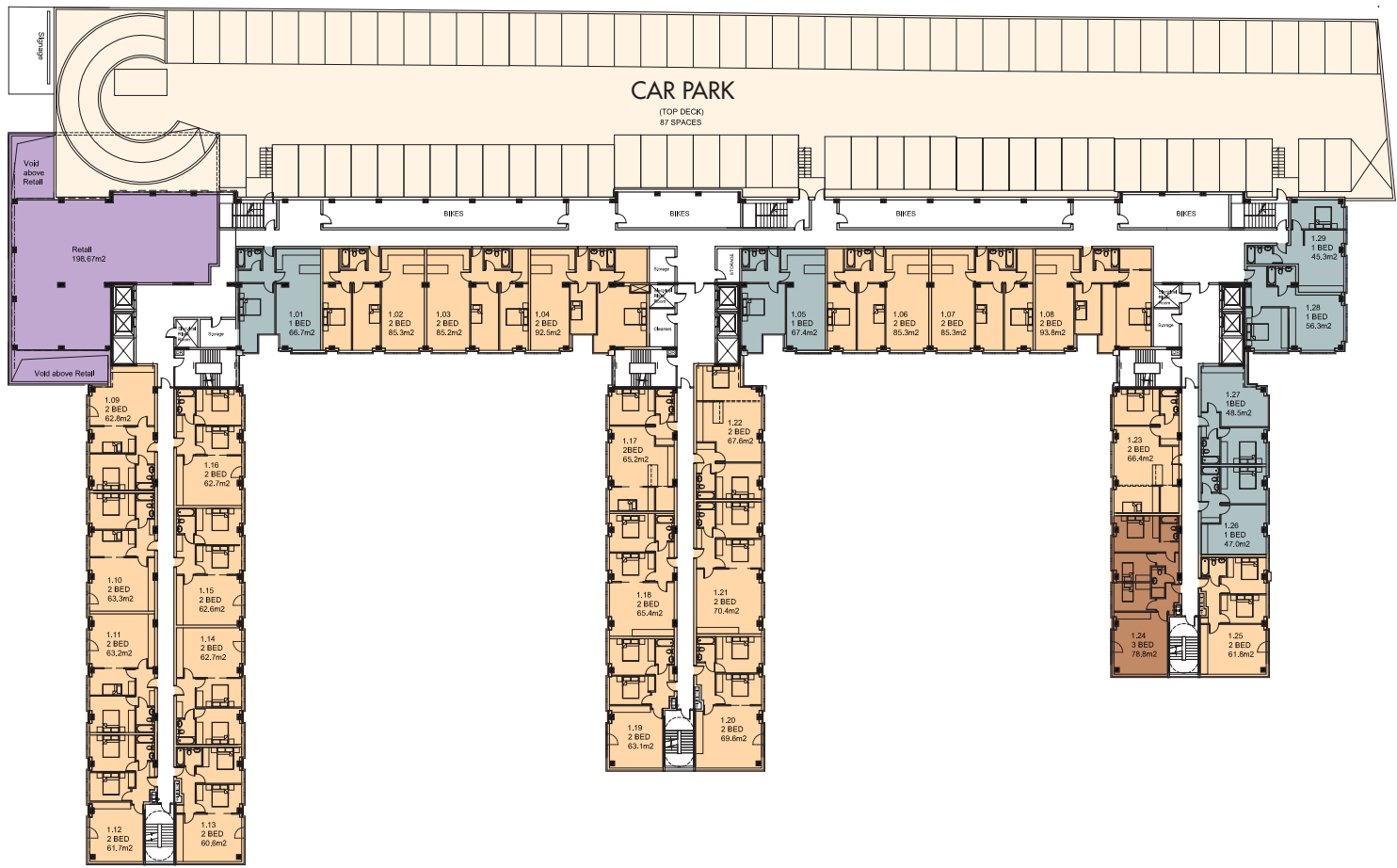


Not to scale. Indicative only.

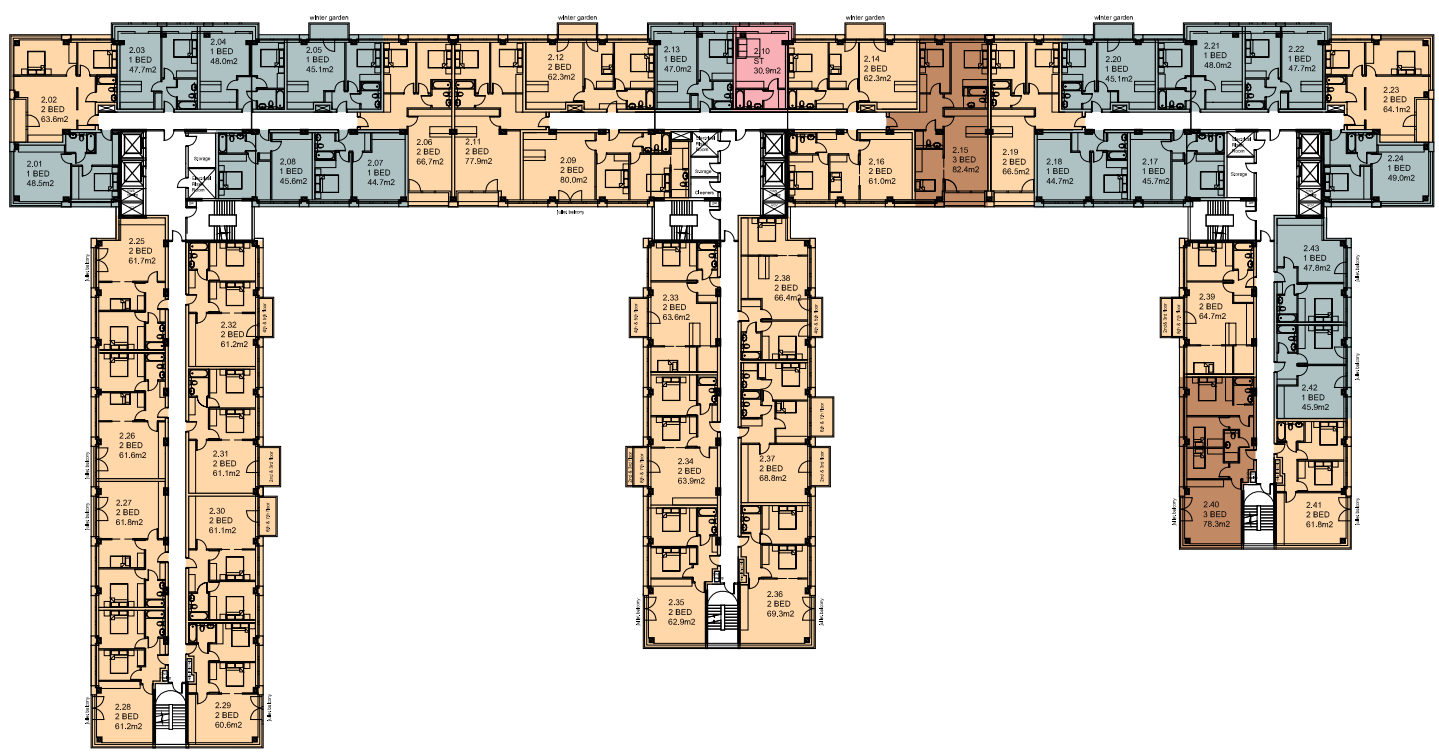




First Floor



Typical Floor Plan



- Key
- Retail
  - Studio
  - 1 Bed
  - 2 Bed
  - 3 Bed

Not to scale. Indicative only.

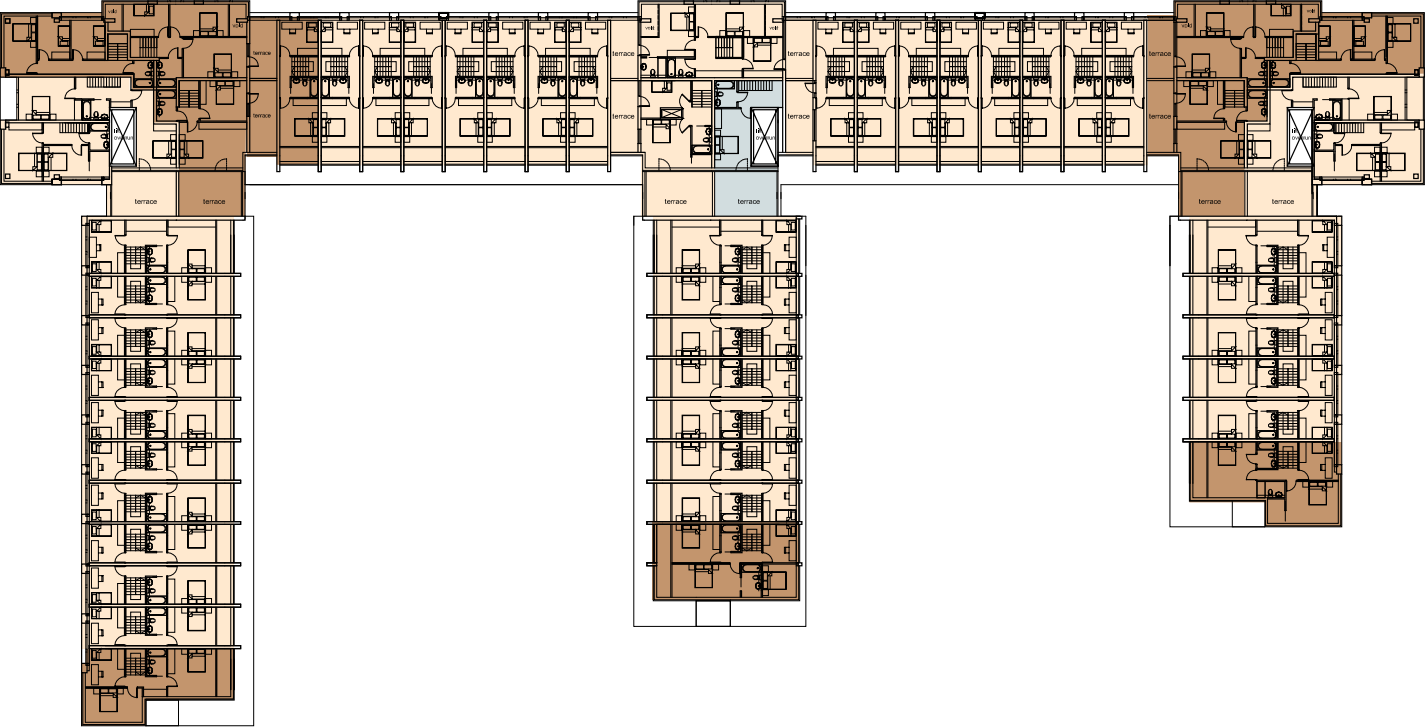


# Duplex Floor Plans

## Eighth Floor



## Ninth Floor Plan



- Key**
- 1 Bed Duplex
  - 2 Bed Duplex
  - 3 Bed Duplex

Not to scale. Indicative only.

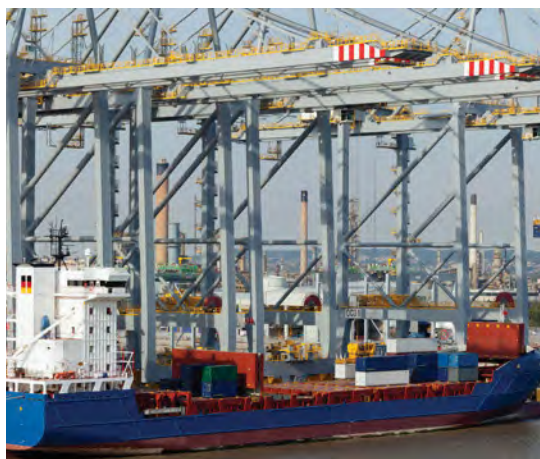




## Investment in the Town Centre

The Town Centre is the subject of a £1 billion investment programme which will provide a vibrant Town Centre incorporating new restaurants, retail and leisure outlets as well as a new college. The investment programme also includes improvement to the infrastructure including an upgraded rail station and bus interchange which will be complemented by improvements to the surrounding square and streets.

The giant London Gateway Port will also provide new employment opportunities encouraging growth in the area over the coming years. The first phase opened in November 2013.







# LONDON **29**

**Tenure**  
Freehold.

**Price**  
Upon application.

**VAT**  
The site is elected for VAT.

**Method of Sale**  
The site will be sold by way of an informal tender.  
Registered parties will be notified of timing.

**Further information**  
For further information please contact the sole selling agents, GN2.



Charles Godfrey  
E: [charles.godfrey@gn2.uk.com](mailto:charles.godfrey@gn2.uk.com)  
T: +44 (0) 20 7183 6527

Julie Rees  
E: [julie.rees@gn2.uk.com](mailto:julie.rees@gn2.uk.com)  
T: +44 (0) 20 7183 4769

Edward Carter  
E: [edward.carter@gn2.uk.com](mailto:edward.carter@gn2.uk.com)  
T: +44 (0) 20 7016 3120

[www.london29.com](http://www.london29.com)

Disclaimer: GN2 for themselves give notice that (i) these particulars do not constitute, nor constitute any part of, an offer or a contract; (ii) all statements contained in these particulars as to these properties are made without responsibility on the part of GN2 (iii) none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact; (iv) any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars; (v) the vendors or lessors do not make or give, and neither GN2 nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Subject to contract. January 2014.