

The Palace

SOUTHEND-ON-SEA

Retail, restaurant, bar and leisure accommodation
Units to let from 377 sq ft – 48,653 sq ft
(35 sq m – 4,520 sq m)

A luxury hotel re-development, with exciting retail and leisure opportunities

The Palace

SOUTHEND-ON-SEA

FLOOR PLANS



The Palace dates back to 1904 and was one of the last of the great Edwardian hotels to be built. It is located along the northern side of Pier Hill and in its heyday was patronised by royalty and major entertainment stars.

This iconic building has a dominating presence due to its height and elevated position, the combination of which provides uninterrupted views across the Thames Estuary and the greater Southend area.

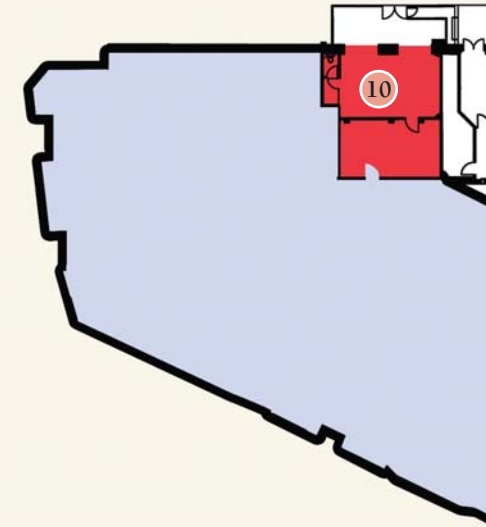
Location

- Six million visitors per year
- Catchment area population of 325,000
- Less than one hour by train from London
- Conveniently positioned for the M25 and London's Olympic Village
- Over one mile of quality high street shopping
- The Royals and Victoria shopping centres
- Entertainment venues including The Cliffs Pavilion and Palace Theatre
- Seven miles of award winning beaches
- World's longest pleasure pier
- Adventure Island Theme Park attracting over two million visitors per year
- Strong student population with University of Essex and South East Essex College



Lower Ground Floor 1 & 2

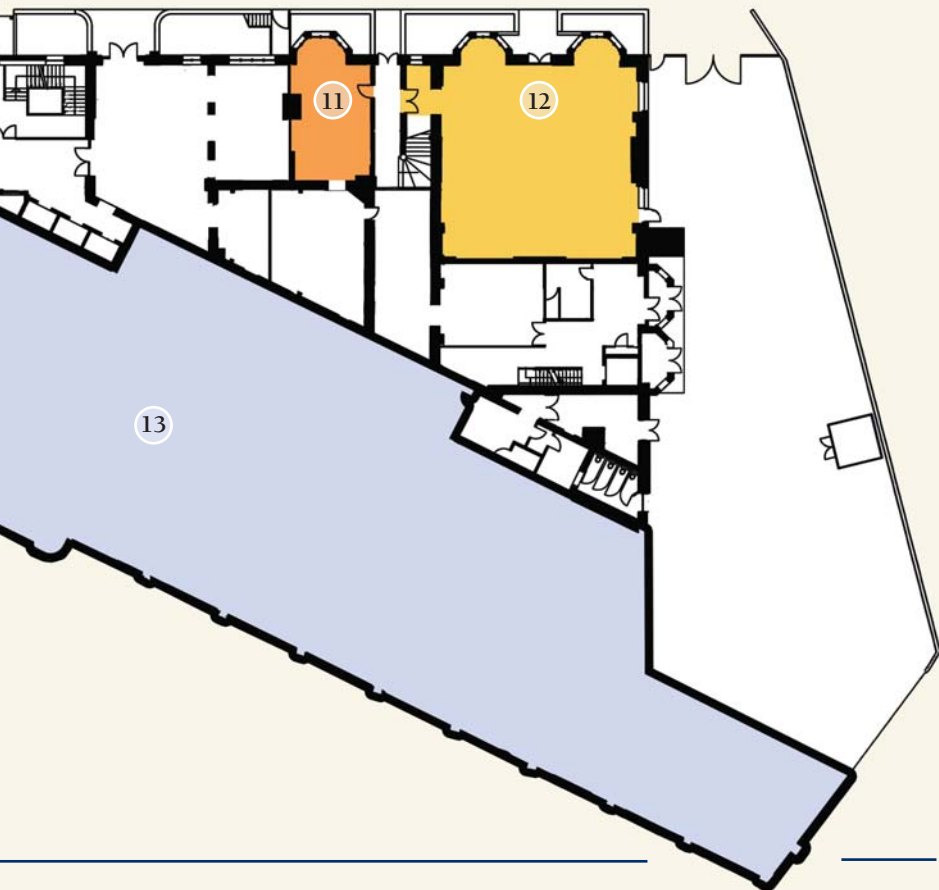
9 units of retail & leisure



Ground Floor

4 units of retail & leisure

Unit	Floor	Use	Sq M	Sq Ft
1	Lower Ground Floor 1	A3/A4/A5 (Food & Drink)	483	5,199
2	Lower Ground Floor 1	A3/A4/A5 (Food & Drink)	530	5,705
3	Lower Ground Floor 1	D2 (Leisure), A1*/A2*/A3*/A4*	1,000	10,764
4	Lower Ground Floor 1	D2 (Leisure), A1*/A2*/A3*/A4*	590	6,351
5	Lower Ground Floor 2	A3/A4/A5 (Food & Drink)	36	387
6	Lower Ground Floor 2	A3/A4/A5 (Food & Drink)	36	387
7	Lower Ground Floor 2	A3/A4/A5 (Food & Drink)	36	387
8	Lower Ground Floor 2	A3/A4/A5 (Food & Drink)	35	377
9	Lower Ground Floor 2	A3/A4/A5 (Food & Drink)	42	452



Indicative floor plans only.

Unit	Floor	Use	Sq M	Sq Ft
10	Ground	A3/A4/A5 (Food & Drink)	60	646
11	Ground	A1 (Retail)	47	506
12	Ground	A3/A4/A5 (Food & Drink)	180	1,938
13	Ground	D2 (Leisure), A1*/A2*/A3*/A4*	1,445	15,554

*Alternative Uses will be considered, subject to planning consent.

All floor areas are approximate, subject to change and are quoted Gross Internal Areas (GIA).

About Southend

Southend-on-Sea is one of the principal commercial centres in Essex, situated approximately 40 miles east of London on the northern bank of the Thames Estuary.

The town has long been a favourite seaside resort, due to its close proximity to London. Southend is renowned for its pleasure pier, seven mile coastline and award winning beaches. The town has a range of tourist attractions, including the annual illuminations, torchlight carnival procession and airshow. Local entertainments include Adventure Island Theme Park and the Golden Mile of arcades.

Recent developments include the expansion of South East Essex College and the new University of Essex campus. These have both served to strengthen the towns student population.

Southend is a vibrant and hugely popular retail and leisure centre, with a wide range of shops and a pedestrianised high street. The town has two major shopping centres, The Victoria and The Royals, providing anchor tenants at either end of the high street.

The Palace Hotel fronts Pier Hill, which is the main pedestrian route connecting the high street and Marine Parade. Situated along Marine Parade is the pier, Adventure Island Theme Park and a host of bars, restaurants, night clubs and other sea front attractions.



The 'New' Palace

The Palace Hotel has undergone a multi-million pound refurbishment programme, returning this splendid building to its former glory days as the jewel in the crown of Southend's Seafront.

In 2010, Park Inn (Rezidor Hotel Group) will open a new hotel at the site. The 137 bedroom hotel will extend over five floors and offer restaurant, leisure and conferencing facilities.

In addition to the hotel accommodation, the scheme will also provide 16 exclusive luxury apartments and penthouses.

The lower three floors of the building offer accommodation for retail and leisure uses, some of which benefit from frontage to Pier Hill. There are a variety of units offering A1/A3/A4/A5 & D2 planning uses.





Transport Links

The A127 and A13 are the principal road links between Southend and London, both providing direct access to the M25. The town is served by two main railway lines, Southend Victoria to London Liverpool Street and Southend Central to London Fenchurch Street, with a journey time to the heart of the city of less than an hour.

London Southend Airport is well placed to serve the Capital during the 2012 Olympics. The airport is set to expand rapidly over the next ten years, with potential to handle some two million passengers a year. Southend Airport will offer connections to some of Europe's key business and cultural centres.



Viewing Arrangements and Terms

To arrange a viewing or to find out more about the fantastic opportunities available at The Palace, please contact the appointed joint sole agents:

Lease terms will be made available upon application.



a development by



contact joint agents



davidtoubian@richardsusskind.com
elliottstern@richardsusskind.com



royhorton@dedman.net
peterlabaster@dedman.net
joebennett@dedman.net

www.palace-southend.com