

ABP 14

**14,440 SQ FT OF INDUSTRIAL /
WAREHOUSE SPACE**

**AVAILABLE FROM Q1 2023
FOR LET / MAY SELL**

ABPSOUTHEND.CO.UK

CHERRY ORCHARD WAY
SOUTHEND SS4 1GP

CHERRY ORCHARD WAY

COSTA COFFEE

THE LAUNCHPAD

ABP 14

THE QUAD

WESTCLIFF RUGBY CLUB

ESTATE ROAD

IPECO

SOUTHEND AIRPORT

PREMIER BUSINESS PARK IN SOUTHEND

Airport Business Park provides Southend's premier business park comprising high quality accommodation adjacent to the town's long established airport, accessible from the M25 motorway and set to improve on delivery of the Lower Thames Crossing.

The park is being developed with sustainability and wellness in mind. ABP has embedded smart designs to deliver positive and lasting change for businesses and the environment, with all buildings designed to BREEAM guidelines.

Airport Business Park has been designed with occupier's wellbeing at its very heart. The estate provides a park environment and amenities offering customers the best possible space for their business.

OVERVIEW

Brand new high quality industrial/logistics building designed to a market leading specification offering an exceptional Business Park environment and achieving key sustainability standards all set on its own self-contained secure site.

AVAILABILITY & TIMESCALES

ABP 14 offers an immediately deliverable development opportunity. Under planning application reference number 21/01184/FUL, Rochford District Council have granted full planning permission for the construction of a B2/B8 industrial unit with ancillary office accommodation including site access, parking, associated engineering and landscaping works.



2 GROUND LEVEL/
DRIVE IN ACCESS
DOORS



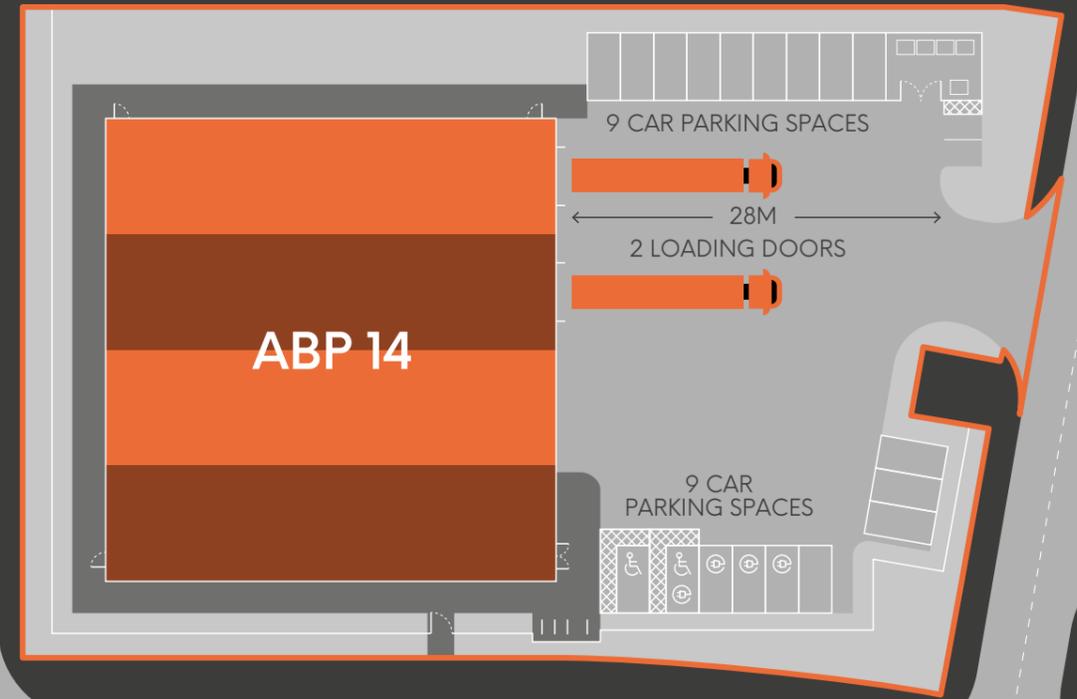
8M CLEAR
INTERNAL HEIGHT



18 CAR PARKING
SPACES



4 EV CHARGING



ACCOMMODATION & SPECIFICATION

| ABP 14 | SQ M | SQ FT |
|-------------------------|--------------|---------------|
| WAREHOUSE | 1,212 | 13,046 |
| FIRST FLOOR OFFICE | 129 | 1,391 |
| TOTAL AREA (GEA) | 1,341 | 14,437 |



28M
DEEP YARD



ESTATE
SECURITY



FULLY FENCED
AND SECURED SITE



50 kN/M²
FLOOR LOADING
CAPACITY



ELECTRICALLY
OPERATED ROLLER
SHUTTER DOORS



LOADING AND
CIRCULATION
AREAS

Located 3 miles north of Southend City Centre, the site sits alongside the B1013 and 6 miles from the A130/A127 junction. Airport Business Park benefits from roadside frontage to the B1013 Cherry Orchard Way, which connects to the A127 trunk roads to the north of the town.

Local occupiers include:



DRIVE TIMES



| BY ROAD | MILES | MINS |
|---------|-------|------|
| A127 | 3.0 | 8 |
| A13 | 9.6 | 18 |
| M25 | 18.6 | 27 |



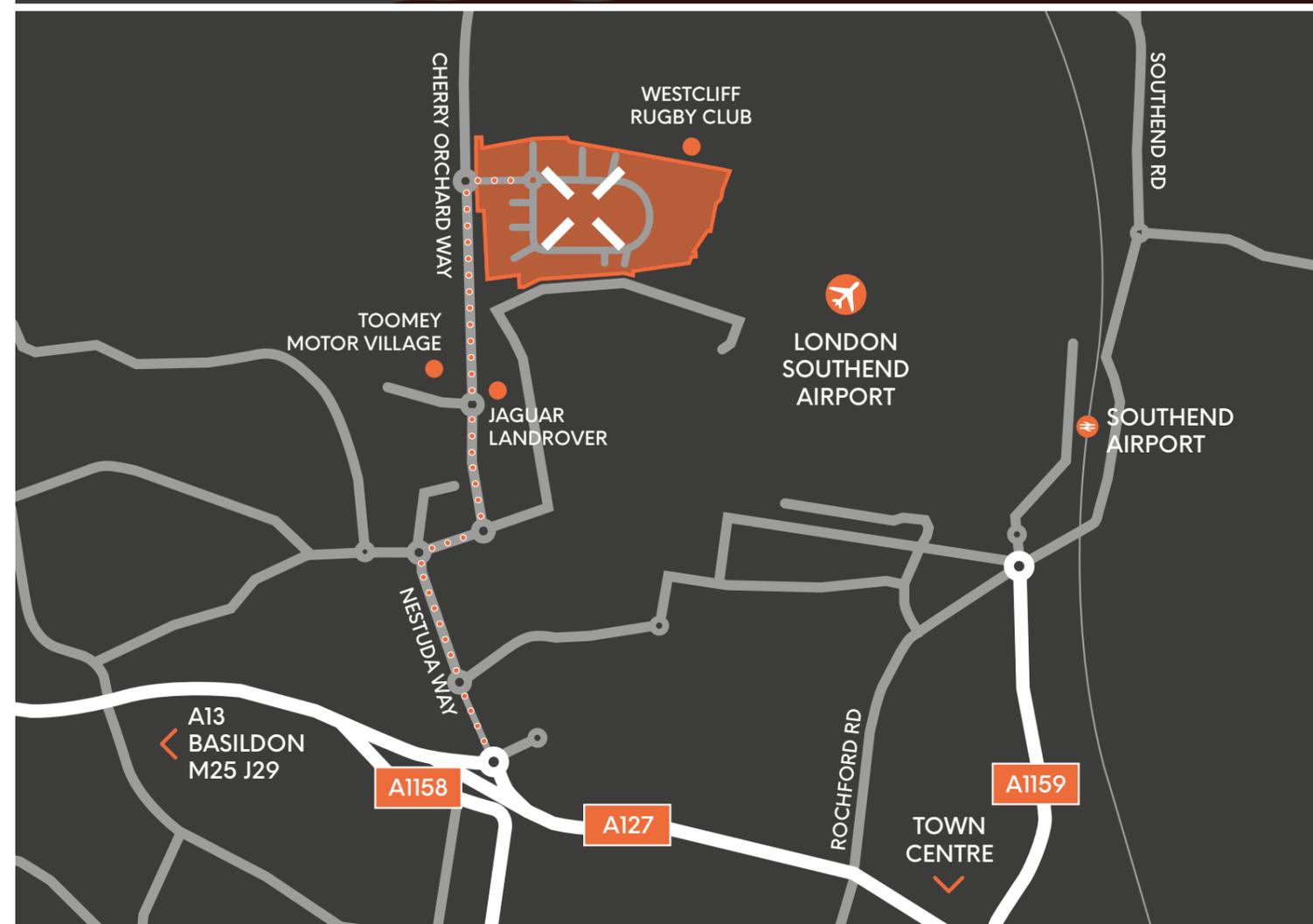
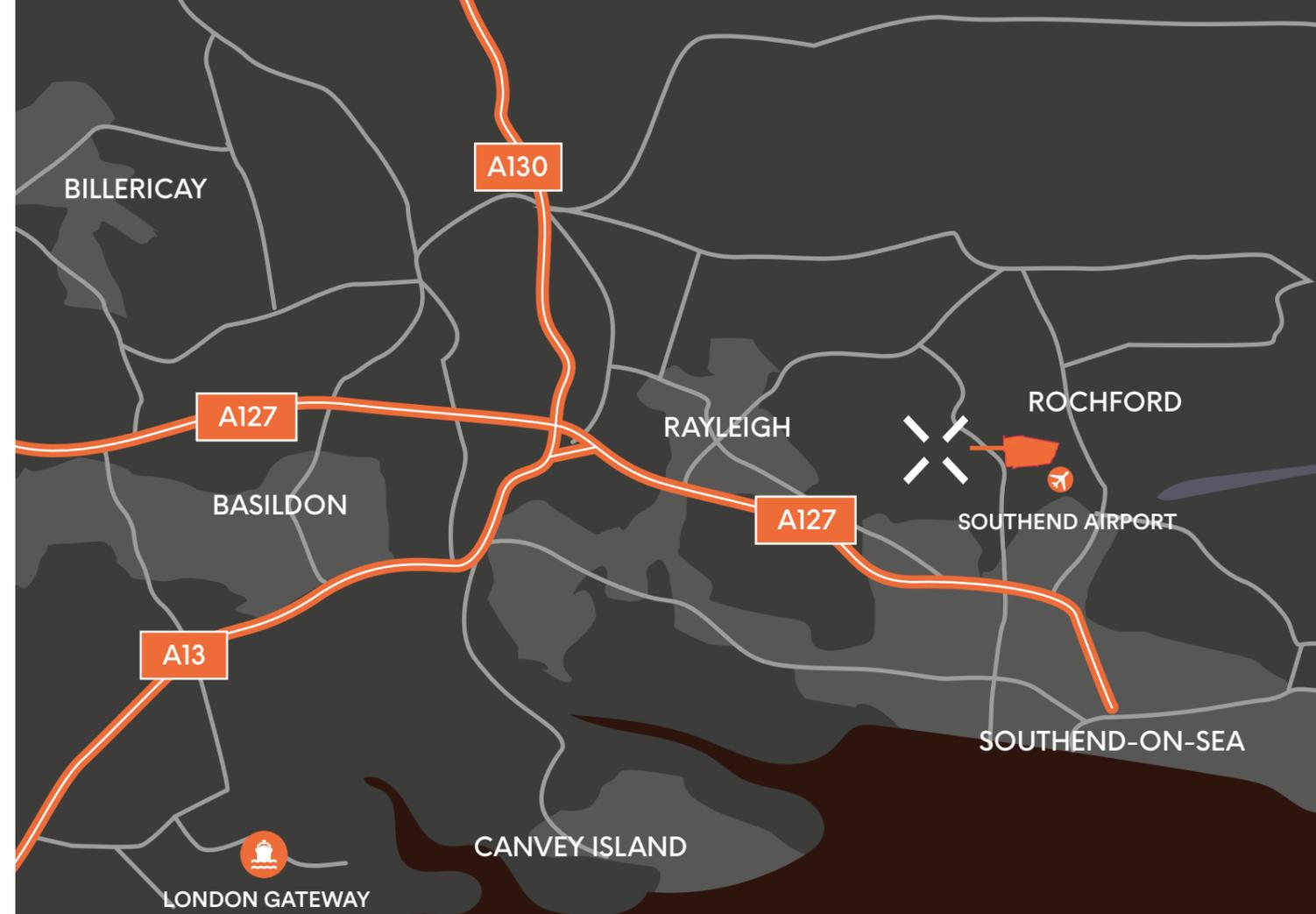
| BY RAIL | MILES | MINS |
|-------------------------------------|-------|------|
| SOUTHEND AIRPORT | 2.0 | 5 |
| SOUTHEND VICTORIA | 3.2 | 10 |
| SOUTHEND CENTRAL | 3.8 | 15 |
| LONDON LIVERPOOL & FENCHURCH STREET | 41.1 | 53 |



| BY AIR | MILES | MINS |
|-----------------|-------|------|
| LONDON SOUTHEND | 1.3 | 4 |
| LONDON STANSTED | 46.3 | 55 |
| LONDON HEATHROW | 74.5 | 83 |



| BY SEA | MILES | MINS |
|-----------------|-------|------|
| LONDON GATEWAY | 16.6 | 30 |
| PORT OF TILBURY | 21.3 | 38 |



 **AIRPORT
BUSINESS PARK**



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A DEVELOPMENT BY

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In partnership with
Southend-on-Sea City Council

www.southend.city

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