



AIRPORT BUSINESS PARK SOUTHEND

TO LET/FOR SALE

40,500 SQ FT (3,762.6 SQ M)
HIGH QUALITY INDUSTRIAL/
WAREHOUSE SPACE

FULL PLANNING
CONSENT GRANTED



ABPSOUTHEND.CO.UK

CHERRY ORCHARD WAY
SOUTHEND SS4 1GP
/// SURVEY.CARBON.TRULY

OVERVIEW

A state-of-the-art industrial/logistics building designed to meet market-leading specifications. Set within Southend-on-Sea's premier business park, the space offers a secure park environment and amenities, along with leading accessibility and location to benefit both customers and employees.

ABP 405 provides employment opportunities for B2/B8 use, featuring first-floor office space and ground-floor reception with access and parking within a fully fenced site. Additionally, the unit aims to drive sustainability by achieving an EPC A rating and BREEAM Very Good certification.



THREE GROUND LEVEL/
DRIVE IN ACCESS DOORS



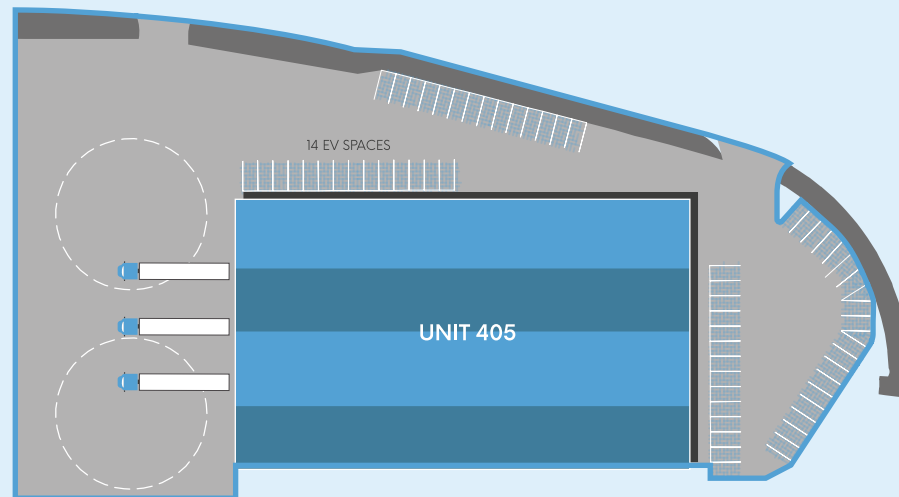
8M HAUNCH
HEIGHT



70 CAR PARKING
SPACES



14 EV
CHARGING



INDICATIVE IMAGE

ACCOMMODATION & SPECIFICATION

ABP 405	SQ M	SQ FT
WAREHOUSE	3,304	35,573
FIRST FLOOR OFFICE	404	4,348
GROUND FLOOR RECEPTION	56	609
TOTAL AREA (GEA)	3,764	40,500



36.5M
YARD DEPTH



ESTATE
SECURITY



EPC A RATING &
BREEAM VERY GOOD



50 kN/M² FLOOR
LOADING CAPACITY



ELECTRICALLY OPERATED
SHUTTER DOORS



450KVA POWER
(OPTION TO INCREASE)

PREMIER BUSINESS PARK IN SOUTHEND

Located Three miles north of Southend-on-Sea city centre, the site sits alongside the B1013 and six 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.

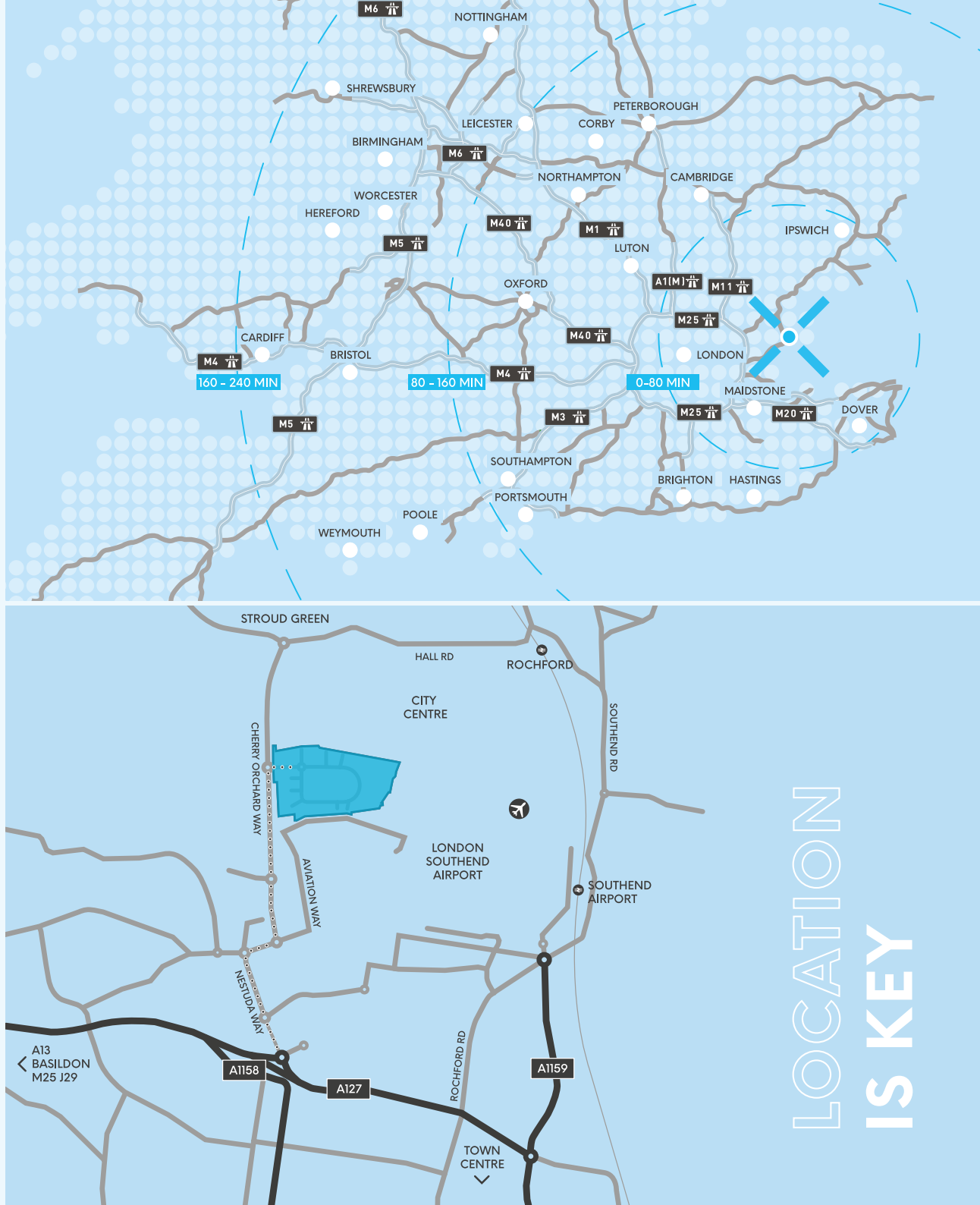
Local occupiers include:

- Jaguar Land Rover
- Toomey Motor Group
- Holiday Inn
- Natwest
- Ipeco
- CAMA
- University of Essex
- South Essex College
- Olympus Keymed
- Proximity to residential developments

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
LONDON GATWICK	60.0	90



LOCATION
IS KEY



AIRPORT BUSINESS PARK

SOUTHEND SS4 1GP

FOR FURTHER INFORMATION



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A DEVELOPMENT BY



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