



# AIRPORT BUSINESS PARK

TO LET / FOR SALE BESPOKE EMPLOYMENT SPACE  
OPPORTUNITIES UP TO 77,600 SQ FT

DELIVERY TIME  
12-15 MONTHS





# DELIVERING SPACES IN SOUTHEAST

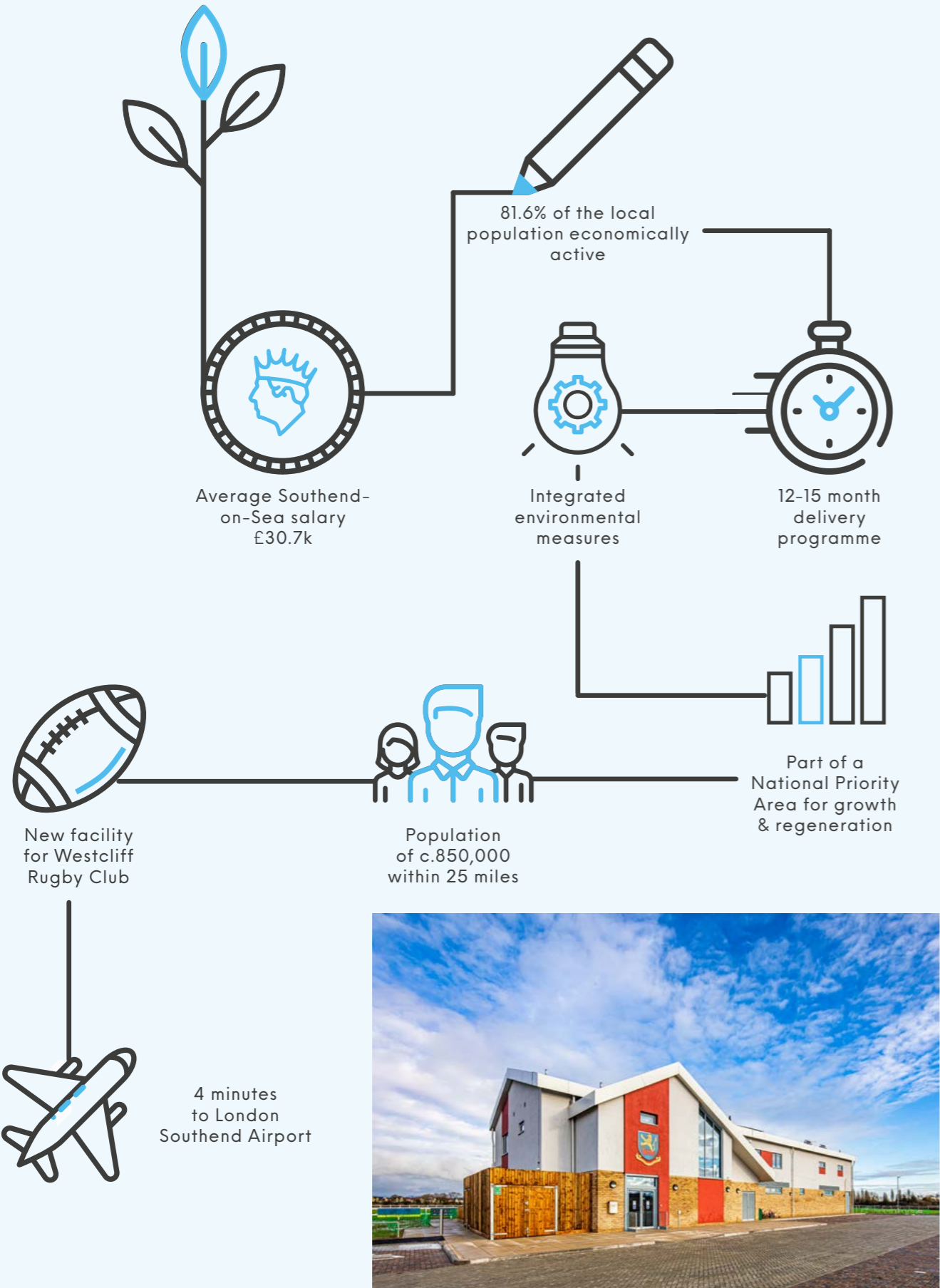
To create innovative, architectural facilities and contemporary amenities within a business park committed to helping businesses shape their future.

By creating new employment opportunities and room to expand and grow, Airport Business Park will meet the demands of an ever-changing world.



WHY CHOOSE SOUTHEND?

Southend City Council's Launchpad is a facility designed as a centre of innovation with its own food & beverage and meeting facilities



# HOME TO WESTCLIFF RUGBY CLUB AND THE LAUNCHPAD (OXFORD INNOVATION SPACE)





## PREMIER BUSINESS PARK IN SOUTHEND

Airport Business Park is 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.

Local occupiers include:

- Jaguar Land Rover
- Toomey Motor Group
- Holiday Inn
- Natwest
- Ipeco
- 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

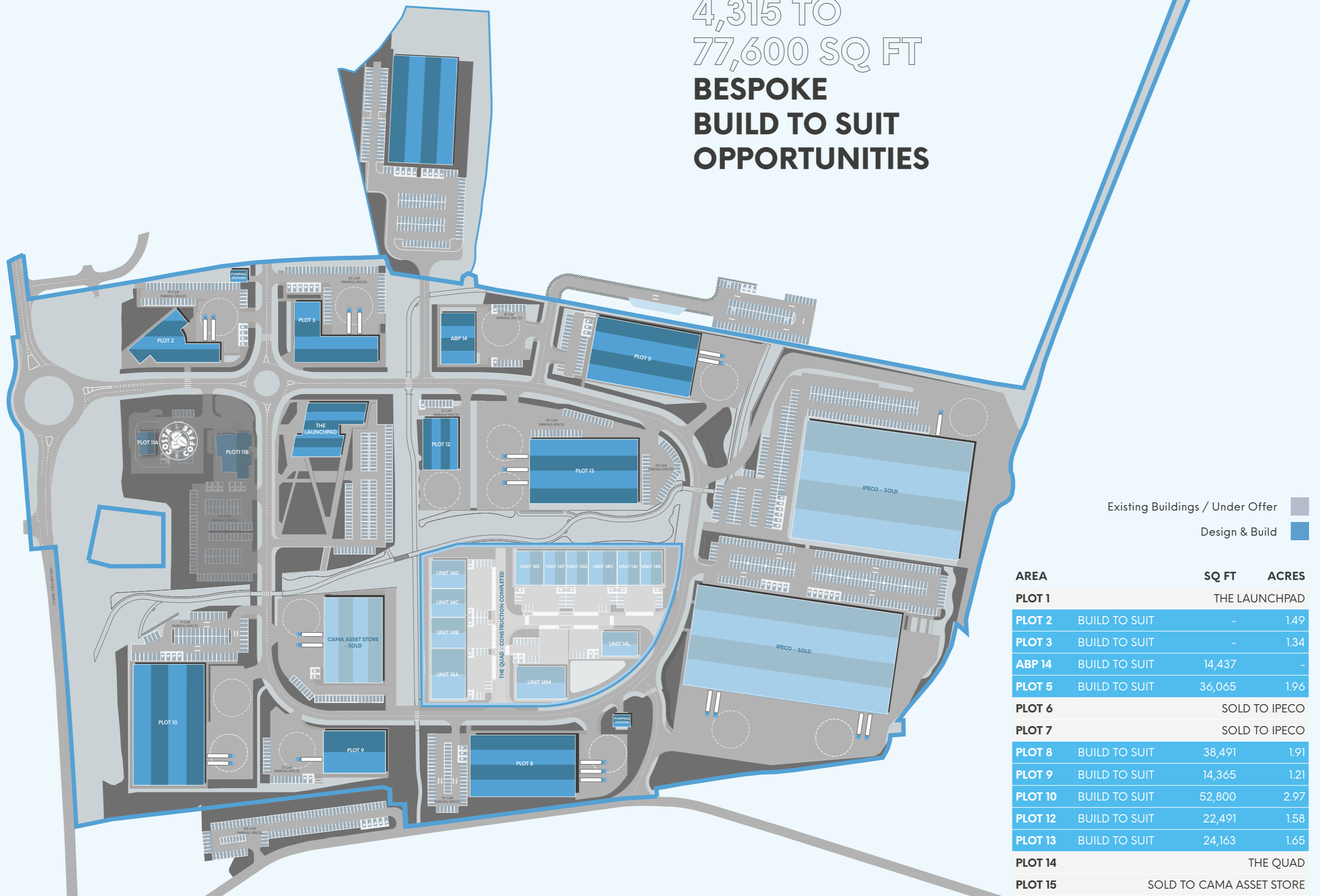
BY RAIL	MILES	MINS
SOUTHEND AIRPORT	2.0	5
SOUTHEND VICTORIA	3.2	10
SOUTHEND CENTRAL	3.8	15
LONDON LIVERPOOL & FENCHURCH STREET	41.1	53

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

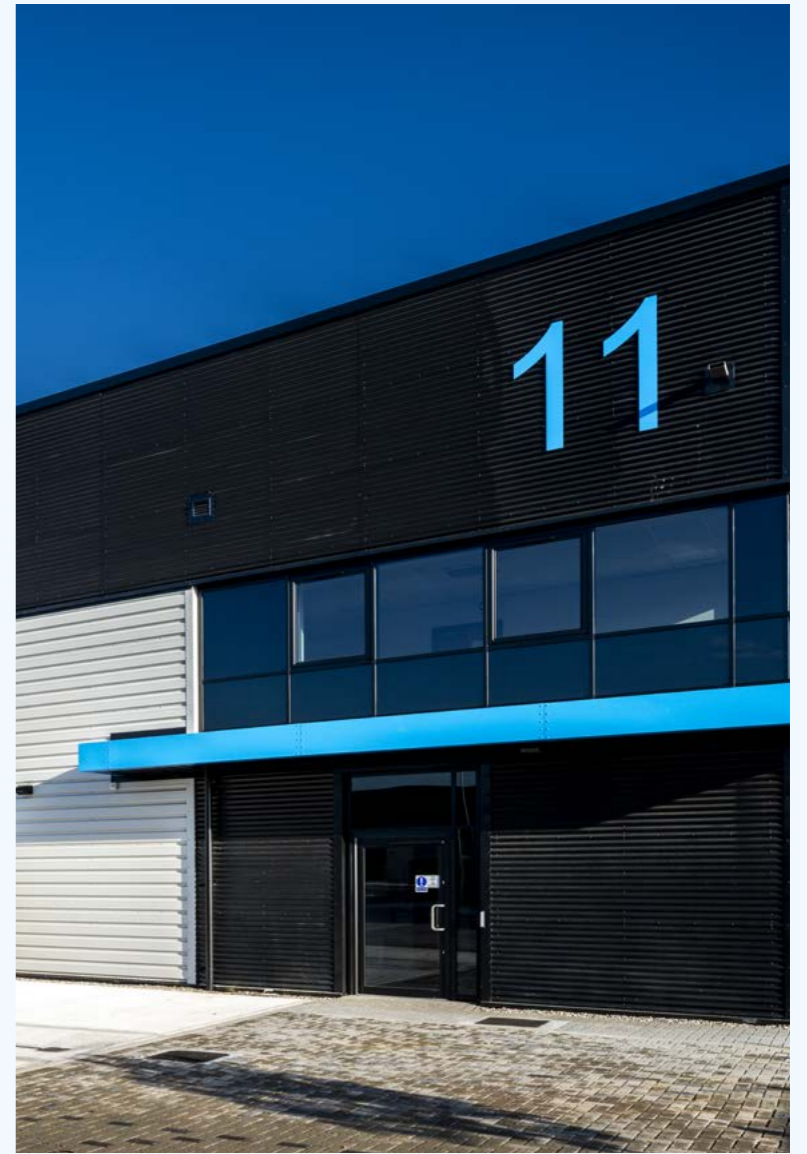
# 4,315 TO 77,600 SQ FT BESPOKE BUILD TO SUIT OPPORTUNITIES



Existing Buildings / Under Offer   
Design & Build

AREA		SQ FT	ACRES
<b>PLOT 1</b>	THE LAUNCHPAD		
<b>PLOT 2</b>	BUILD TO SUIT	-	1.49
<b>PLOT 3</b>	BUILD TO SUIT	-	1.34
<b>ABP 14</b>	BUILD TO SUIT	14,437	-
<b>PLOT 5</b>	BUILD TO SUIT	36,065	1.96
<b>PLOT 6</b>	SOLD TO IPECO		
<b>PLOT 7</b>	SOLD TO IPECO		
<b>PLOT 8</b>	BUILD TO SUIT	38,491	1.91
<b>PLOT 9</b>	BUILD TO SUIT	14,365	1.21
<b>PLOT 10</b>	BUILD TO SUIT	52,800	2.97
<b>PLOT 12</b>	BUILD TO SUIT	22,491	1.58
<b>PLOT 13</b>	BUILD TO SUIT	24,163	1.65
<b>PLOT 14</b>	THE QUAD		
<b>PLOT 15</b>	SOLD TO CAMA ASSET STORE		





BUILT TO  
INNOVATE



# OPPORTUNITY LED AND PASSIONATE



HBD take on ambitious developments across the UK. The sectors we work in are diverse, but all our projects share our goal of creating places with purpose.

When we get involved with something, we're in it for the long haul. Whatever the challenges, however tricky the brief. That's because we want every project to create the positive impact it has the potential to. We go beyond what's expected to fulfil that potential, making the right decisions (not just the easy ones).

Above all else, we do things our way – with integrity, care and commitment. We've won ourselves a reputation for it over the years, and we're proud to live up to it today.

As a company who couldn't be more proud of its people, we live for collaboration. For us, the best results come from positive working relationships and open communication. So, it's no surprise a big portion of our projects happen as partnerships. Our biggest success stories aren't ours alone, and we wouldn't have it any other way.





# AIRPORT BUSINESS PARK

SOUTHEND SS4 1GP

## FOR FURTHER INFORMATION



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## A DEVELOPMENT BY

# H B D



## FUNDING PARTNER

