

# ABP 14

**14,440 SQ FT OF INDUSTRIAL /  
WAREHOUSE SPACE**  
AVAILABLE FROM Q1 2023  
FOR LET / MAY SELL

[ABPSOUTHEND.CO.UK](http://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

## 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.

SOUTHEND AIRPORT

# 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



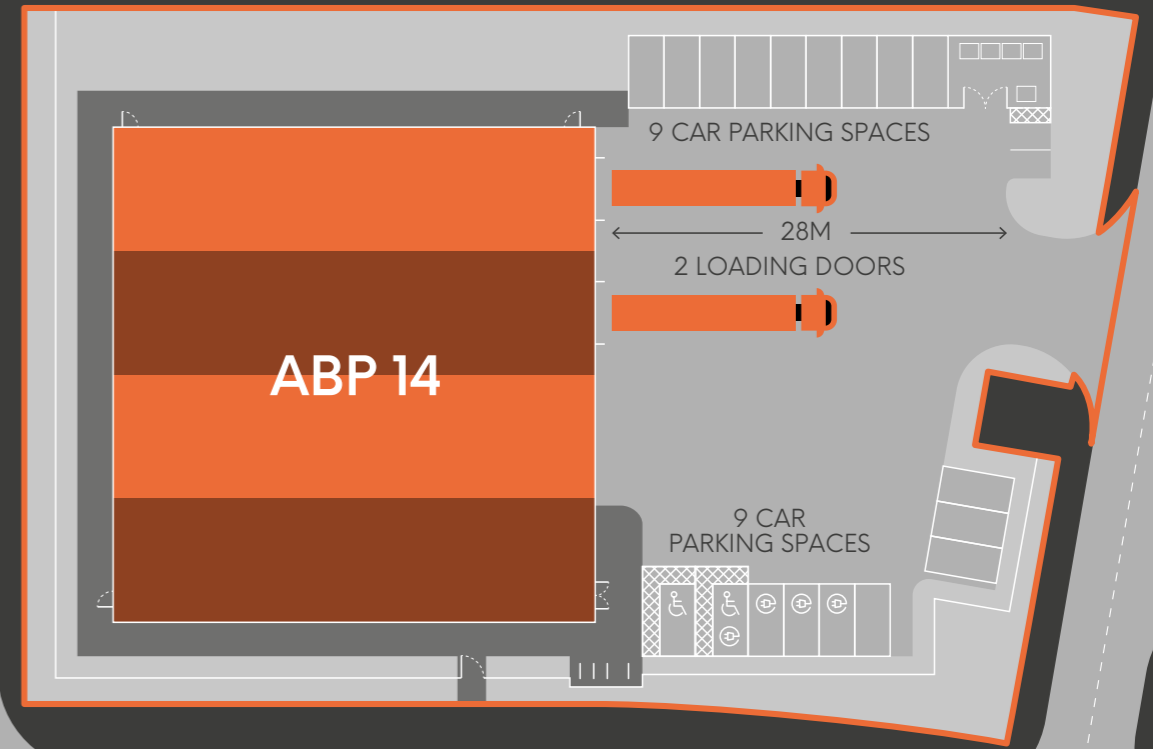
8M CLEAR  
INTERNAL HEIGHT



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
<b>TOTAL AREA (GEA)</b>	<b>1,341</b>	<b>14,437</b>



28M  
DEEP YARD



ESTATE  
SECURITY



FULLY FENCED  
AND SECURED SITE



50 kN/M<sup>2</sup>  
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



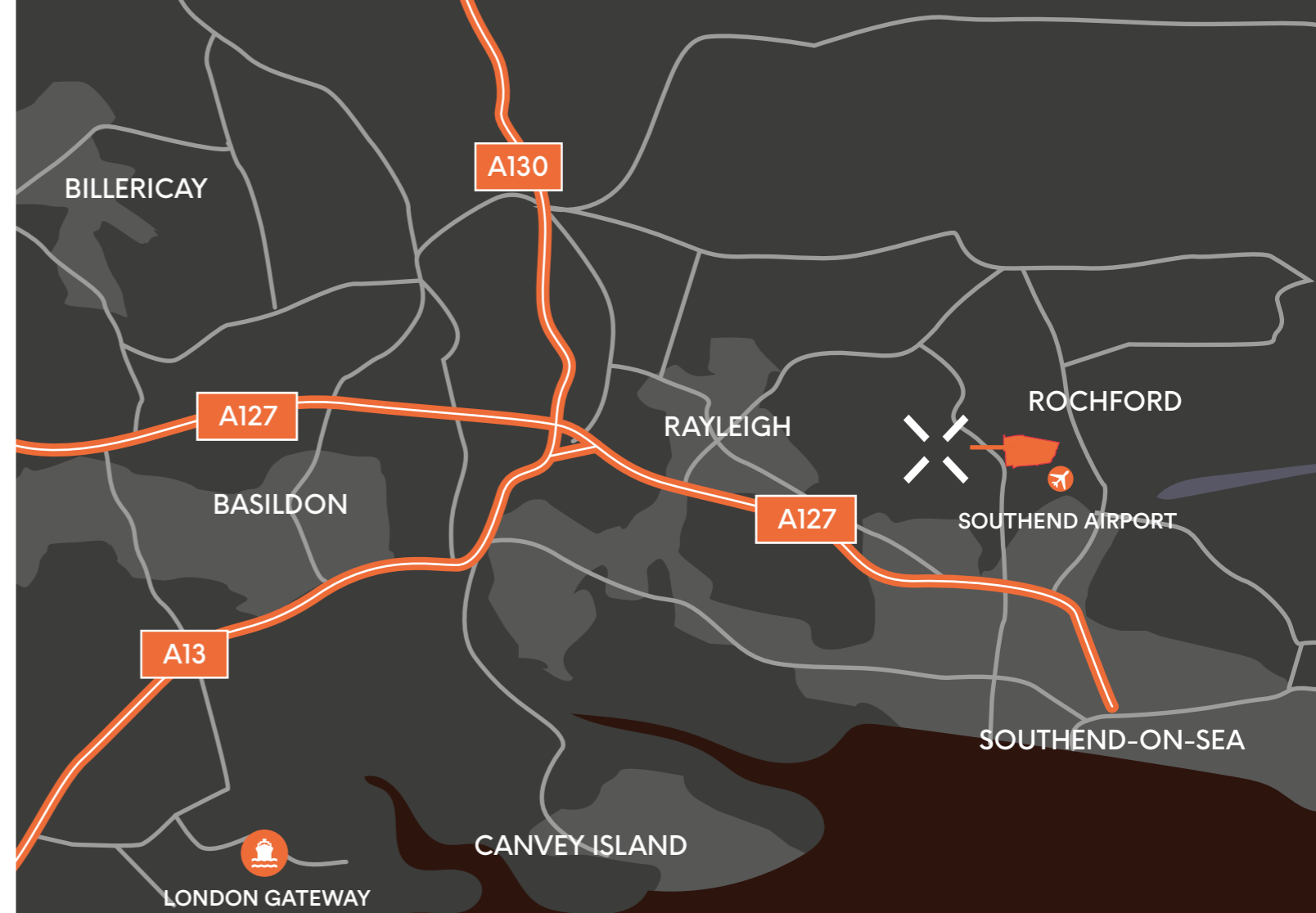
BY RAIL	MILES	MINS
SOUTHEND AIRPORT	2.0	5
SOUTHEND VICTORIA	3.2	10
SOUTHEND CENTRAL	3.8	15
LONDON LIVERPOOL & FENCHURCH STREET	41.1	53



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**



**MIKE GRAY**  
+44 (0)1702 311 132  
mikegray@dedmangray.co.uk

**ROY HORTON**  
+44 (0)1702 311 039  
royhortonededmangray.co.uk



**COLIN HERMAN**  
+44 (0)1268 290 291  
colin.herman@kemsley.com

**TIM COLLINS**  
+44 (0)1245 358 988  
tim.collins@kemsley.com



**CHRIS KNIGHT**  
+44 (0)2071 525 129  
chris.c.knight@cushwake.com

**TOM ERXLEBEN**  
+44 (0)2032 962 081  
tom.erxleben@cushwake.com

A DEVELOPMENT BY

**H B D**

In partnership with City of  
Southend-on-Sea Borough Council

[www.southend.city](http://www.southend.city)

**A  
B  
P  
14**