



# AIRPORT BUSINESS PARK

40,500 SQ FT HIGH QUALITY  
INDUSTRIAL/WAREHOUSE SPACE

TO LET/FOR SALE

FULL PLANNING  
CONSENT GRANTED



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

CHERRY ORCHARD WAY  
SOUTHEND SS4 1GP  
/// [SURVEY.CARBON.TRULY](http://SURVEY.CARBON.TRULY)

## OVERVIEW

A state-of-the-art industrial/logistics building designed to meet market-leading specifications. Set within Southend'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.



3 GROUND LEVEL/  
DRIVE IN ACCESS DOORS



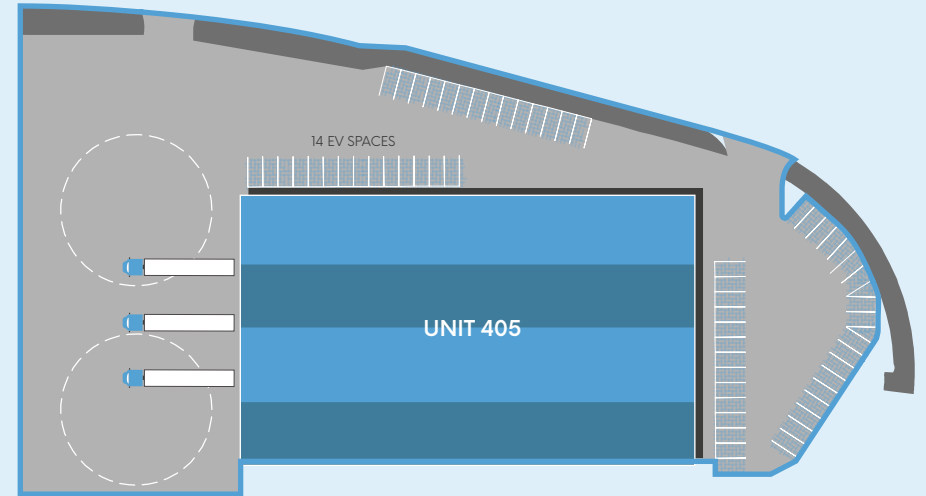
8M HAUNCH  
HEIGHT



70 CAR PARKING  
SPACES



14 EV  
CHARGING



## ACCOMMODATION & SPECIFICATION

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



36.5M  
YARD DEPTH



ESTATE  
SECURITY



EPC A RATING &  
BREEAM VERY GOOD



50 kN/M<sup>2</sup> FLOOR  
LOADING CAPACITY



ELECTRICALLY OPERATED  
ROLLER SHUTTER DOORS



450KVA POWER  
(OPTION TO INCREASE)

## PREMIER BUSINESS PARK IN SOUTHEND

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:

- 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



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SOUTHEND SS4 1GP

## FOR FURTHER INFORMATION



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## A DEVELOPMENT BY



PART OF HENRY BOOT



## FUNDING PARTNER

