

ABP 16 PLOT 9

NOW WITH IMPROVED CONNECTIVITY
WITH THE LAUNCH OF THE LEIGH LINK
BUS ROUTE

**16,451 SQ FT OF INDUSTRIAL /
WAREHOUSE SPACE
TO LET/FOR SALE**

CHERRY ORCHARD WAY

COSTA COFFEE

THE LAUNCHPAD

THE EVENT CO

QUAD 2 COMING SOON

ABP 16
PLOT 9

CAMA

QUAD 1

WESTCLIFF RUGBY CLUB

ESTATE ROAD

IPECO 2

IPECO 1

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

A full planning determination for the ABP 16 at Plot 9 is anticipated from Rochford District Council in first half of 2026 as part of the Council’s ongoing support for progress at Airport Business Park, Southend.

Any interested parties can follow progress via the Council’s Planning Portal and planning application reference number 25/00572/FUL

The proposed building can be delivered within 15 months from receipt of a legally enforceable planning consent and agreement of transactional terms.



2 GROUND LEVEL ACCESS DOORS



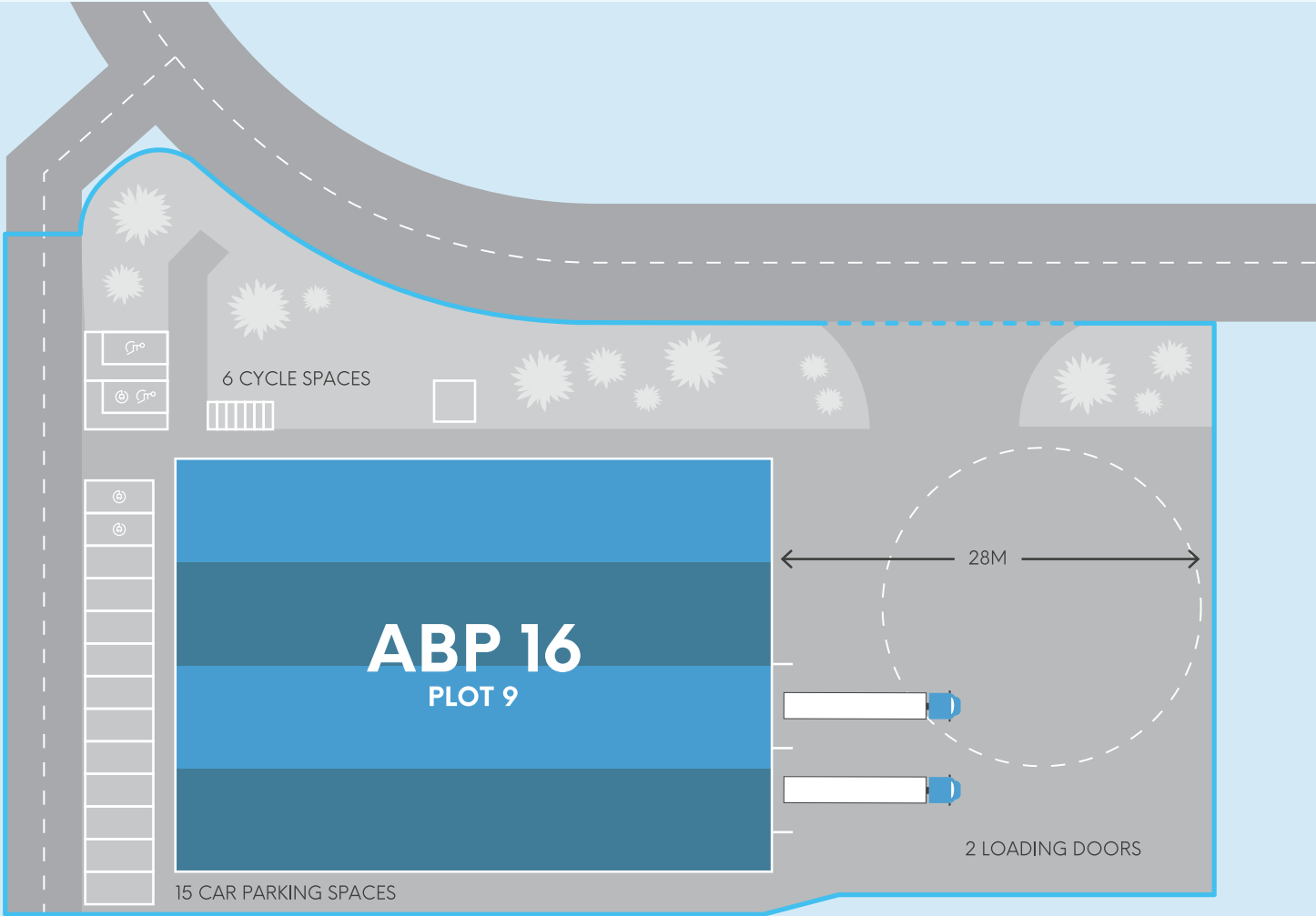
8M CLEAR INTERNAL HEIGHT



15 CAR PARKING SPACES



3 EV CHARGING SPACES



ACCOMMODATION & SPECIFICATION

ABP 16 - PLOT 9	SQ M	SQ FT
WAREHOUSE	1,398.1	15,049.02
FIRST FLOOR	130.29	1,402.45
TOTAL AREA (GEA)	1,528.39	16,451.47



28M DEEP YARD



ESTATE SECURITY



SECURE 2.4M PALADIN FENCE



LOADING & CIRCULATION AREAS



REGULAR BUS ROUTE



6 CYCLE PARKING SPACES



OUTDOOR WELFARE AREA



FIRST FLOOR FOR STORAGE OR TENANT OFFICE FITOUT



ROOF SOLAR PANELS

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



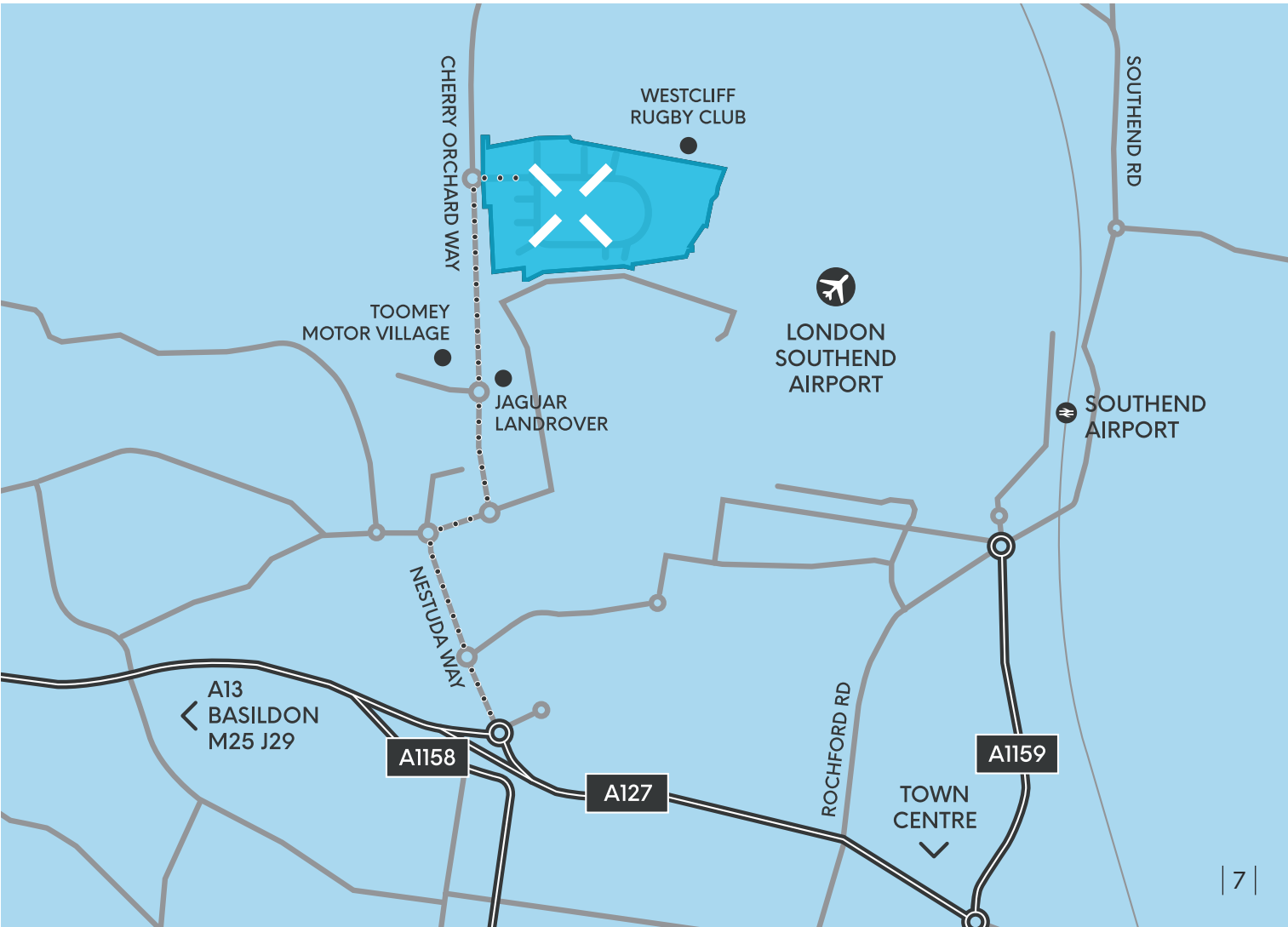
BY AIR	MILES	MINS
LONDON SOUTHEND	1.3	4
LONDON STANSTED	46.3	55
LONDON HEATHROW	74.5	83



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





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

ROY HORTON
+44 (0)1702 311 039
royhorton@dedmangray.co.uk



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

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



IVAN SCOTT
+44 (0) 203 296 2406
ivan.scott@cushwake.com

GEORGE O'CONNOR
+44 (0) 207 152 5021
george.oconnor1@cushwake.com

A DEVELOPMENT BY



PART OF HENRY BOOT



In partnership with
Southend-on-Sea City Council

www.southend.gov.uk

FUNDING PARTNER



HM Government

**ABP
16
PLOT 9**