

 AIRPORT
BUSINESS PARK

THE QUAD

12 NEW INDUSTRIAL / WAREHOUSE
UNITS FROM 4,275 SQ FT TO 9,860 SQ FT
WITH POSSIBILITY TO COMBINE
TO LET / FOR SALE

ABPSOUTHEND.CO.UK/THEQUAD

CHERRY ORCHARD WAY
SOUTHEND SS4 1GP

PREMIER BUSINESS PARK IN SOUTHEND

The Quad forms part of Airport Business Park Southend, already home to Ipeco Holdings, and is set to provide new modern warehouse accommodation.

CHERRY ORCHARD WAY

THE LAUNCHPAD

FUTURE DEVELOPMENT LAND
BOUNDARY INDICATIVE

WESTCLIFF RUGBY CLUB

IPECO

SOUTHEND AIRPORT

GENERAL SPECIFICATION

Flexible industrial / warehouse units finished to a shell finish for occupiers to complete their own fitout works. The offices are finished to a category A standard.

Scheme is designed with the possibility to combine any two units.



6M CLEAR INTERNAL HEIGHT



37.5 kN/M² FLOOR LOADING CAPACITY



ELECTRIC ROLLER SHUTTER DOORS



FULLY FITTED FIRST FLOOR OFFICE



BUSINESS PARK ENVIRONMENT INCLUDING CCTV COVERAGE ACROSS THE PARK



SET BEHIND A SECURE 2.5M FENCE



ACCOMMODATION

AREA	GROUND FLOOR (SQ FT)	FIRST FLOOR OFFICE (SQ FT)	TOTAL FLOOR AREA (SQ FT)	CAR PARKING SPACES
UNIT 1	8,970	890	9,860	12
UNIT 2	5,400	560	5,960	4
UNIT 3	5,000	560	5,560	5
UNIT 4	5,000	560	5,560	6
UNIT 5	5,000	560	5,560	7
UNIT 6	3,865	410	4,275	5
UNIT 7	3,865	410	4,275	5
UNIT 8	5,000	560	5,560	7
UNIT 9	4,000	410	4,410	5
UNIT 10	3,865	410	4,275	5
UNIT 11	4,500	560	5,060	7
UNIT 12	8,350	890	9,240	12

Total development size: 69,595 sq ft

TERMS

Available on a leasehold or freehold basis.

PLANNING

Class E (previously B1) and B2, B8 warehouse use. 24 hours seven days a week use.

Located 3 miles north from Southend-on-Sea town 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



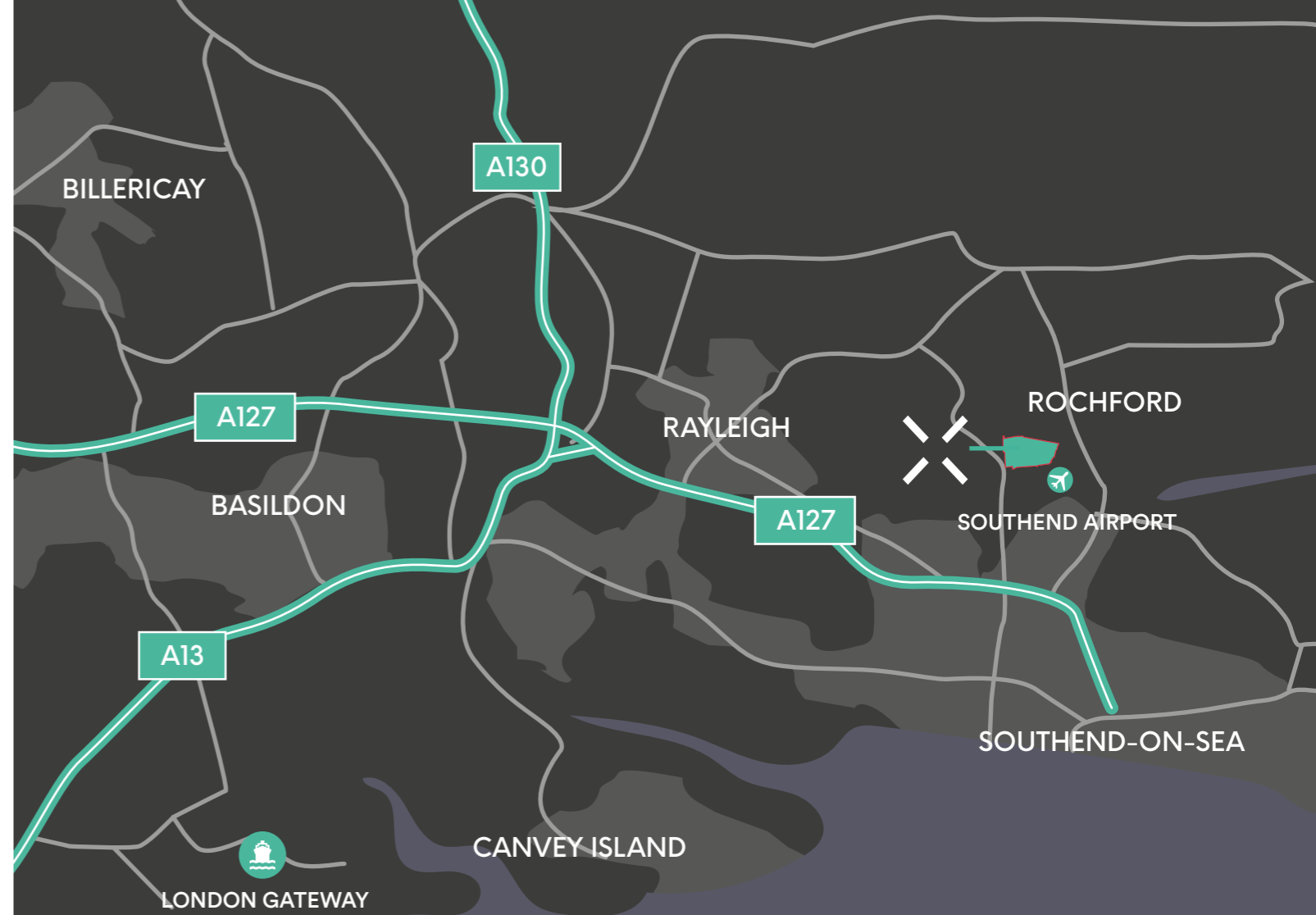
BY RAIL	MILES	MINS
SOUTHEND AIRPORT	2.0	5
SOUTHEND VICTORIA	3.2	10
SOUTHEND CENTRAL	3.8	15
LONDON LIVERPOOL & FENCHURCH STREET	41.1	53



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



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