



AIRPORT BUSINESS PARK SOUTHEND

CHERRY ORCHARD WAY | SOUTHEND | ESSEX SS2 6UN



A 1 MILLION SQ FT BUSINESS PARK OFFERING
FREEHOLD AND LEASEHOLD
BESPOKE OFFICE AND INDUSTRIAL BUILDINGS

PROUDLY HOSTING THE SOUTHEAST INNOVATION CENTRE





A BUSINESS PARK LOCATION

Airport Business Park has excellent access to road, rail and air connections, along with local amenities and a population catchment of c.850,000 within 25 miles of Southend.

Distance by car

| | | |
|---|---------------------|----------|
| Southend | 3 miles | 10 mins |
| M25 | 22 miles | 35 mins |
| London | 40 miles | 60 mins |
| Country Park | | 0.1 mile |
| Bus Stop | | 0.3 mile |
| Hotels – Premier Inn Holiday Inn | 1.1 mile 2 miles | |
| Health & Fitness Centre | 1.2 miles | |
| Rochford Station | 1.3 miles | |
| Golf Course | 1.3 miles | |
| Southend Airport Station | 2.3 miles | |
| London Southend Airport Passenger Terminal | 2.3 miles | |
| Southend Seafront | 4.7 miles | |

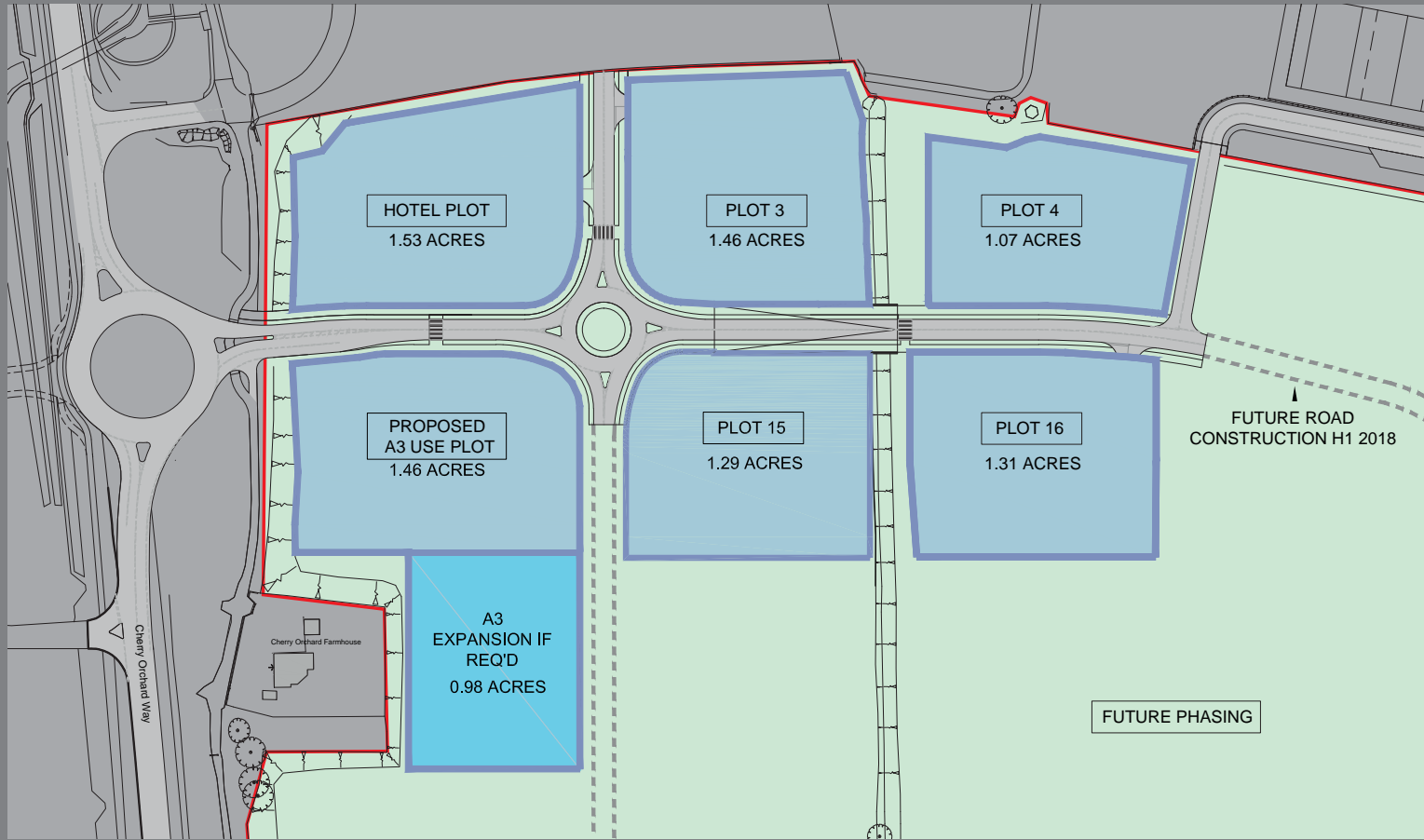




A VISION FOR SOUTHEND

A landmark development comprising an area of c. 20.88 hectares, Airport Business Park is located immediately adjacent to London Southend Airport and just 2.3 miles from the modern passenger terminal building.

Airport Business Park provides a new vision for Southend, supporting the economic prosperity of the local and wider region. It will create employment and deliver a pioneering innovation centre for start-up businesses together with grow on space.



PHASE 1 DEVELOPMENT

Following the completion of Phase 1 works, Airport Business Park presently has serviced land plots ready for development. The Park has been master planned with maximum flexibility and the plots are able to offer a variety of business space uses:

| Plot | Plot Area | Master Planned Use |
|--------|------------|--------------------------------------|
| 2 | 1.53 acres | Hotel Facility |
| 3 | 1.46 acres | Business Space |
| 4 | 1.07 acres | Business Space |
| 15 | 1.29 acres | Business Space |
| 16 | 1.31 acres | Business Space/ Innovation Centre |
| A3 Use | 1.46 acres | |

OPPORTUNITIES

Airport Business Park benefits from an outline planning permission for up to 1 million sq ft of business space, allowing for maximum flexibility of business use and includes:

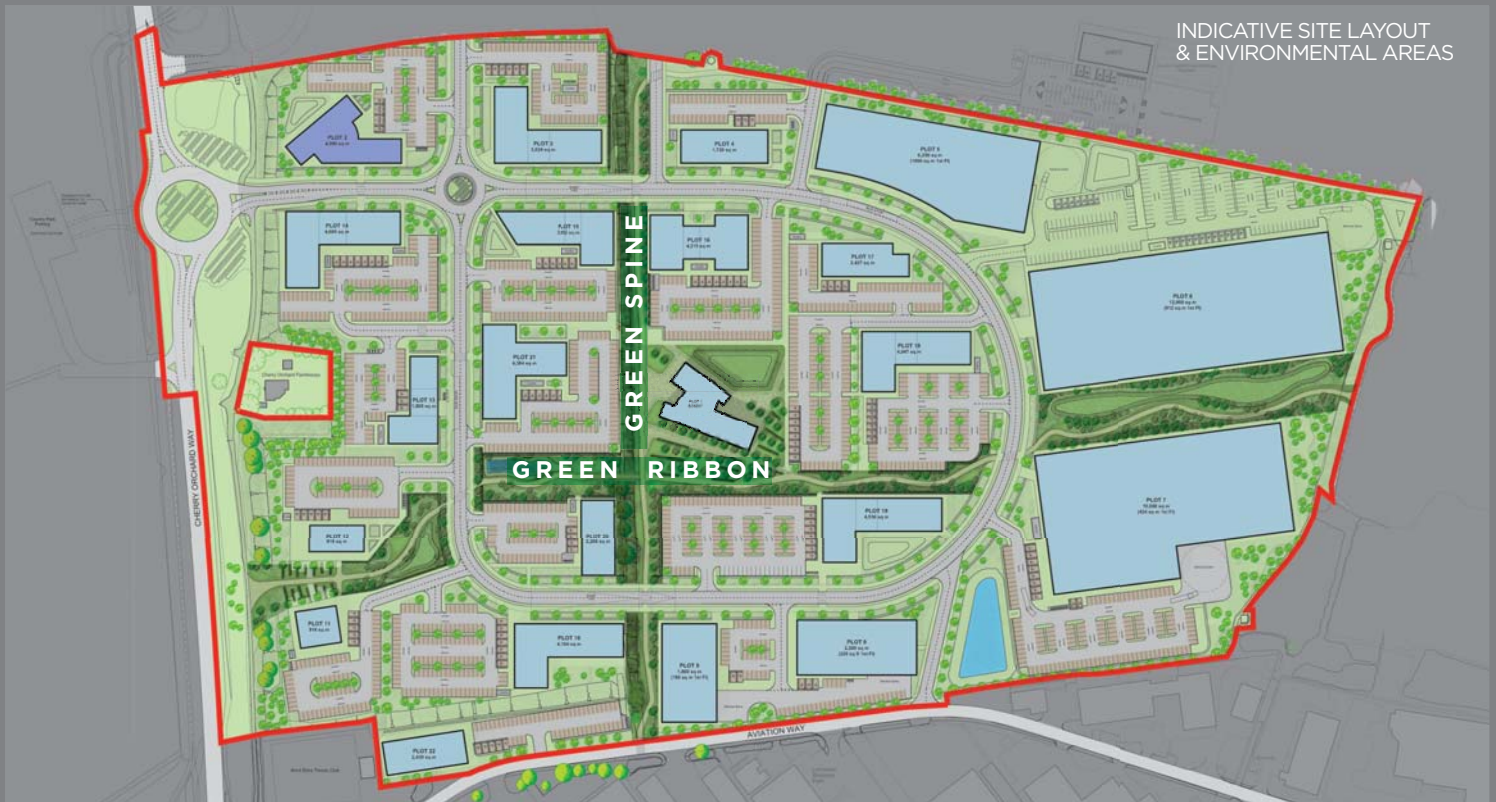
- HEADQUARTERS STYLE OFFICE BUILDINGS
- SMALLER OFFICE VILLAGE ACCOMMODATION
- INDUSTRIAL AND WAREHOUSING ACCOMMODATION
- HOTEL FACILITIES
- A3 OCCUPIERS WITH AN OFFERING APPROPRIATE TO A BUSINESS PARK OF THIS NATURE





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ENVIRONMENTAL OBJECTIVES

Airport Business Park is designed with a high importance on environmental and sustainability features:

These features will include:

- Strategic Green Space - at the heart of the scheme is the Green Spine, crossing north - south and the Green Ribbon, running east - west. Both will contribute to the pleasant working environment for employees.
- Both features are to be integrated into the local public right of way network providing cycle and footpath routes for both occupiers and the wider local community. Pedestrian and cycle access will be able from Rochford Train Station in the north and Aviation Way to the south



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COMMUNICATIONS

Airport Business Park will benefit from next generation connectivity. The site sits adjacent to Europe's fastest growing airport offering direct services to 22 European destinations.

Airport Business Park being located within the Thames Gateway, a national priority area for growth and regeneration allowing in the region of £62m of capital investment funding to be identified within the South East LEP Growth Deal and Economic Plan over the next five years for both the A127 and the immediate vicinity of the park.

Additionally, Southend is well serviced by two mainline stations. Central London can be reached in approximately 53 minutes with direct services to Liverpool Street and Fenchurch Street.

TERMS

Design and build opportunities. Freehold and leasehold available. All enquiries to the agents.

POWER AND CONNECTIVITY

Airport Business Park is designed to meet the demands of the modern business community. With this in mind, the park will benefit from:

- Data fibre network capable of delivering superfast network speeds in line with Southend Borough Council's 'Gigabit City' Initiative
- Flexibility over the choice of data network suppliers
- Sufficient power reserved in the regional network to allow for multiple uses and growth aspirations.



For all enquiries please contact the joint agents:



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DELIVERED BY



AND



www.abp-southend.com