AIRPORT BUSINESS PARK

1,800 SQ FT AVAILABLE TO LET/FOR SALE

TERMS ON APPLICATION

DRIVE THRU OPPORTUNITY (SUBJECT TO PLANNING)

TOTAL PLOT SIZE 0.46 ACRES (WITH THE OPPORTUNITY TO ENLARGE)

*Traffic Count – 20,788 Average Daily Folow (2022)

ABPSOUTHEND.CO.UK

CHERRY ORCHARD WAY
SOUTHEND SS4 1GP
/// SURVEY.CARBON.TRULY

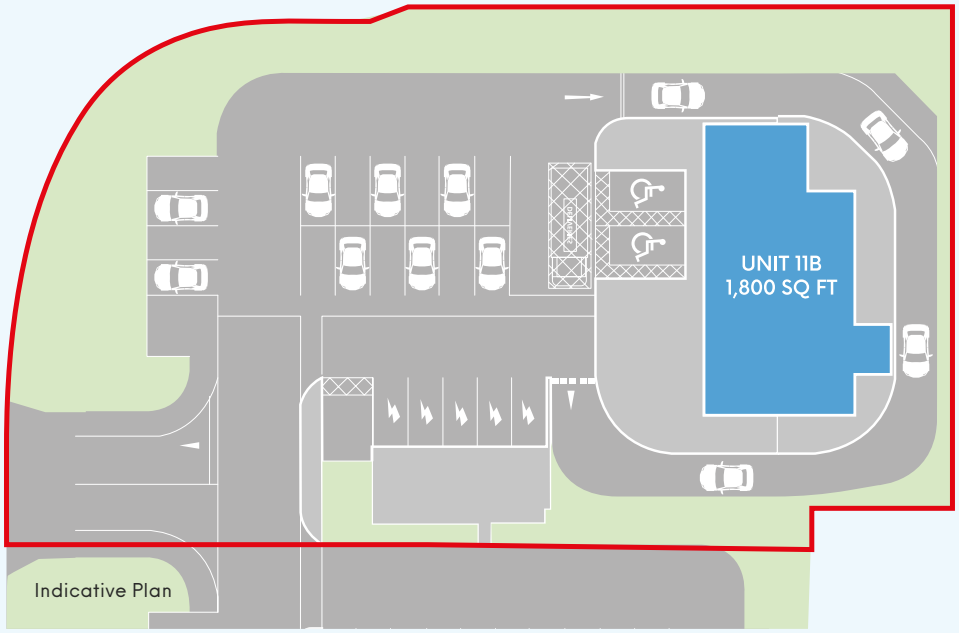
PLOT 11B

Plot 11B is located at the gateway to Airport Business Park, Southend's premier hub for business excellence. Strategically positioned next to a Costa Coffee facility, the plot is highly accessible and visible and provides operators with the opportunity to cater to the needs of both park occupants and passing traffic.

Located 3 miles north from Southend-on-Sea city centre, the park 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. Costa sits next to the plot as an established neighbour, while the park is also home to Launchpad, Westcliff Rugby Club and grow occupier community with recently completed speculative and build to suit developments.

- Jaguar Land Rover
- Toomey Motor Group
- Holiday Inn
- Natwest
- Ipeco
- University of Essex
- South Essex College
- Olympus Keymed
- Proximity to residential developments



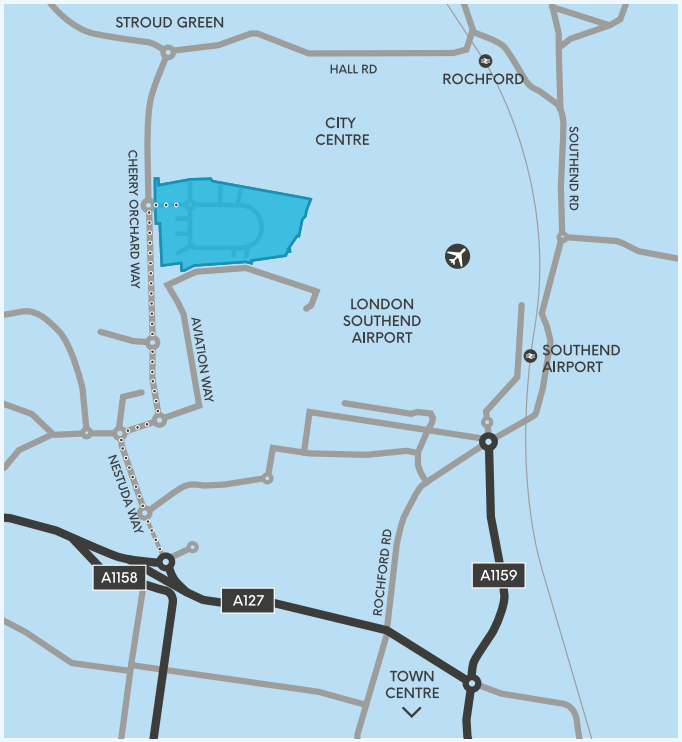
Indicative Plan

***Traffic volume count (2022): 20,788**

24 parking spaces

5 EV charging points

*Source Department of Transport Road Traffic Statistics, Site No: 800288



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 ST	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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A DEVELOPMENT BY

HBD PART OF HENRY BOOT

Southend-on-Sea City Council

FUNDING PARTNER

SOUTH EAST LOCAL ENTERPRISE PARTNERSHIP

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.