

Survey of Key Employment Areas 2017



Context and Background

Policy CP1 *Employment Generating Development* of the adopted Core Strategy (2007), in setting out broad locations for employment growth, identifies industrial estates and employment areas as Priority Urban Areas where appropriate regeneration and growth will be focused. The Development Management Development Plan Document (DMD) reflects the spatial vision and objectives of the Core Strategy and includes more detailed local policies for the management of development. Policy DM11 *Employment Areas* sets out detailed policies for managing identified and existing employment areas in Southend as defined on the DMD Policies Map

These Employment Areas, as identified in Policy DM11 (Policy Table 8 – see Table 1 below), are divided into two categories: Employment Growth Areas and Industrial/Business Estates. This approach is based on the findings of the Southend-on-Sea Employment Land Review 2010 which recommended that some existing employment areas have the potential to provide for increased/modern employment floorspace (Employment Growth Areas), and recommended sites that should be retained and protected for employment uses (Industrial Estates and Business Estates).

Table 1: Southend DMD Policy Table 8 - Existing Employment Areas

Employment Areas	
1. Employment Growth Areas	2. Industrial / Business Estates
Shoebury Garrison (Phase 1) Progress Road Prittle Brook Industrial Estate Terminal Close Grainger Road Short Street	Thanet Grange Comet Way Airborne Close Airborne Industrial Estate Laurence Industrial Estate Aviation Way Temple Farm Stock Road Rosshill Industrial Park Priory Works Prince Close Vanguard Way Towerfield Road Campfield Road Tickfield Avenue

The South Essex Economic Development Needs Assessment 2017 (EDNA) provides an initial assessment of employment areas in the Borough. The initial assessment analyses the suitability of all existing designated employment sites for future employment use. It concludes that all should be 'protected and maintained' or 'protected and enhanced' with the exception of three sites (Terminal Close, Grainger Close and Prince Close) which should be 'monitored and managed' and Prittle Brook which is no longer fully in employment use, although a proportion of the site is identified for new employment

floorspace. This will be further assessed as part of the Council's Housing and Economic Land Availability Assessment (HELAA).

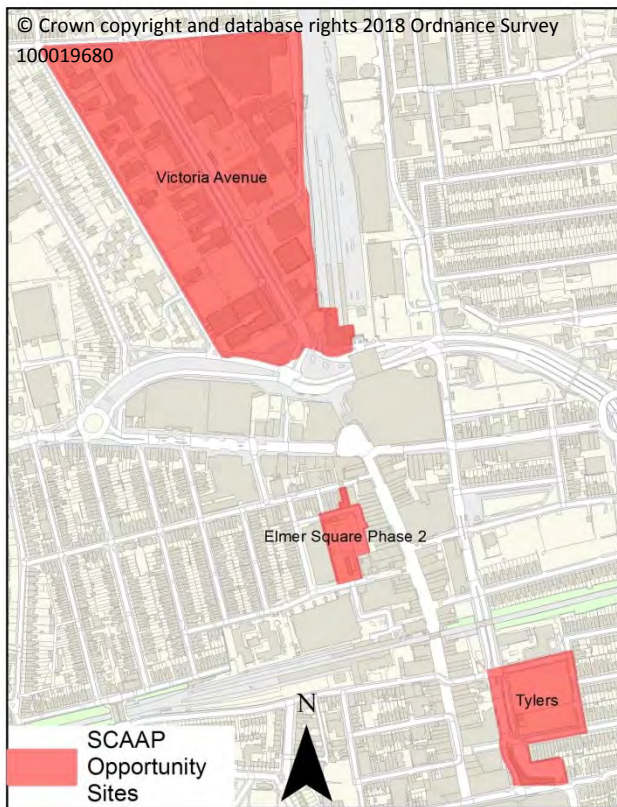
The EDNA identifies six sites with potential for new employment provision as set out in **Table 2**.

These areas are not the focus of this report and will be further assessed in the HELAA.

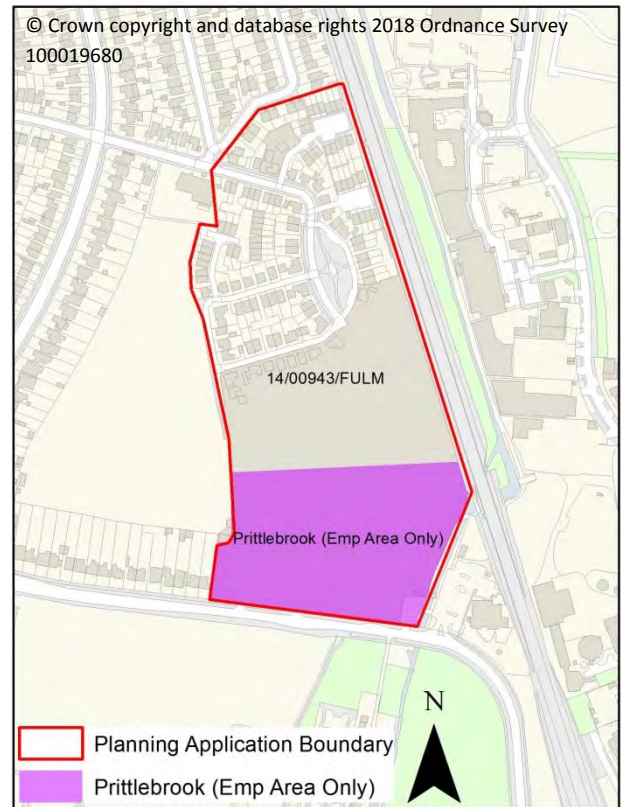
Table 2: Employment Opportunity Sites as identified by the EDNA 2017

Map Number/ Site	Site Name	Site Area (ha)	Potential floorspace (sqm)	Status
Map 1/ Elmer Square Phase 2	Elmer Square - Phase 2	0.54	6,200	SCAAP Opportunity Site PA3.1
Map 1/ Tylers	Tylers	1.88	2,000	SCAAP Opportunity Site PA7.1, SHLAA site CON058
Map 1/ Victoria Avenue	Victoria Avenue	12.68	3,189	SCAAP Opportunity Site PA 8.1, SHLAA site CON104 / BVLA
Map 2/ 14/00943/FULM	Prittle Brook	2.4	5,600	Hybrid planning permission: 14/00943/FULM
Map 3/ Land at Nestuda Way	Nestuda Way	3.44	10,000	JAAP site - Policy E7, Call for Sites submitted (CFS/17/222)
Map 4/ 15/02053/OUTM	Shoebury Garrison - Phase 2	3.05	14,130	Outline planning permission: 15/02053/OUTM

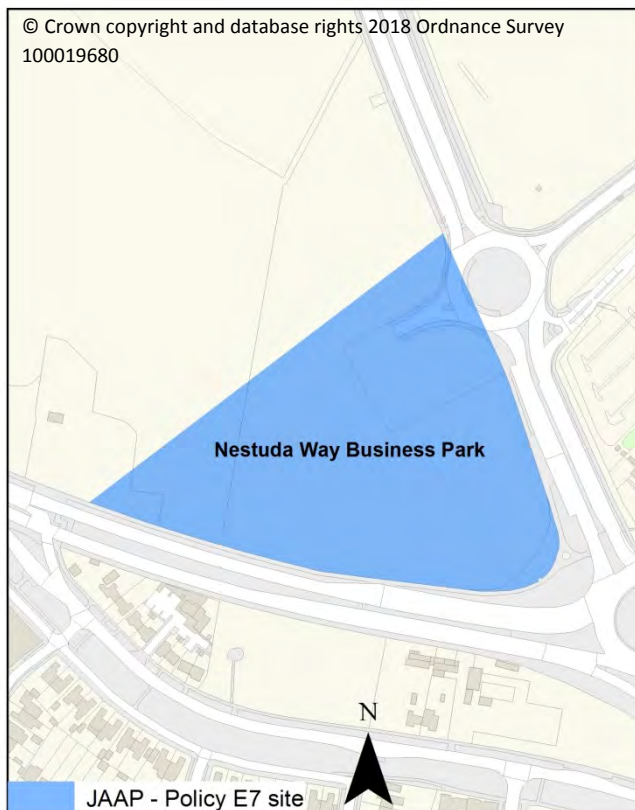
Map 1: SCAAP



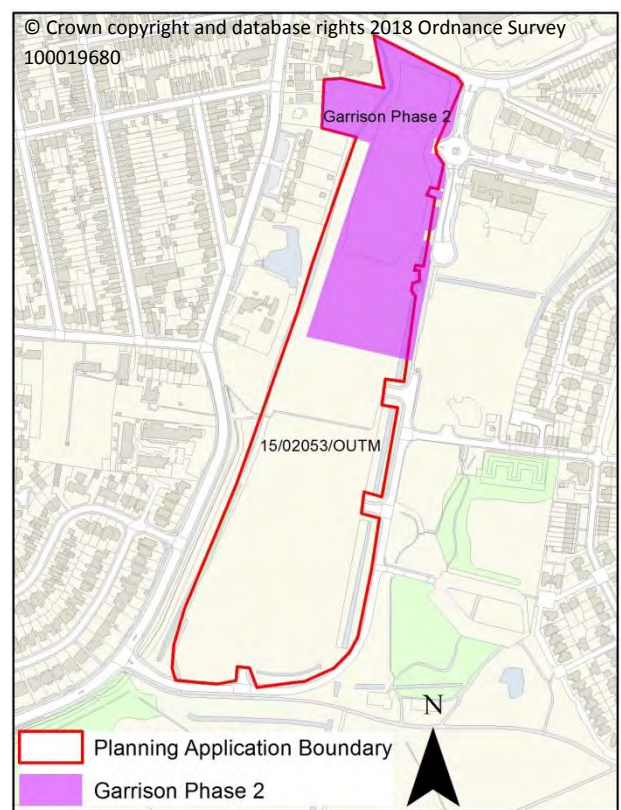
Map 2: Planning Permission (Prittle Brook)



Map 3: JAAP



Map 4: Planning Permission (Shoebury Garrison Phase 2)



Survey of Key Employment Areas 2017

Methodology

An 'on-site' survey was carried out for all the premises in each existing employment area during September, October and November 2017. The name and perceived use class of each premises/ unit was recorded and any vacancy noted. The raw survey data can be found in **Appendix 2**.

For the purposes of calculating the total number of premises falling in a 'B' Use Class, all vacant premises were assumed to be a conforming 'B' Use Class, owing to them being sited in a designated area.

A map of each Employment Area showing the premises surveyed is available at **Appendix 1**¹.

By using a GIS system it was possible to calculate the building footprint of each business based on ordinance survey data. This does not reflect total employment floorspace, i.e. it does not take into account the number of floors, but instead provides a broad estimate of the size of the building/ premises or its footprint.

There will be discrepancies between the 2013 and 2017 surveys, where units have been sub-divided; demolished or new units have been created.

¹ The Employment Area boundaries are as designated by the Development Management Document Policies Map (2015). The 2017 survey proposes some minor amendments to a two of these boundaries) Tickfield Avenue and Comet Way) and is available in Table 3 of this report.

Survey Results

Proposed Amendments to existing Employment Areas

The 2017 survey highlights the need to amend the boundaries of two employment areas (Tickfield Avenue and Comet Way) as presented in **Table 3** below.

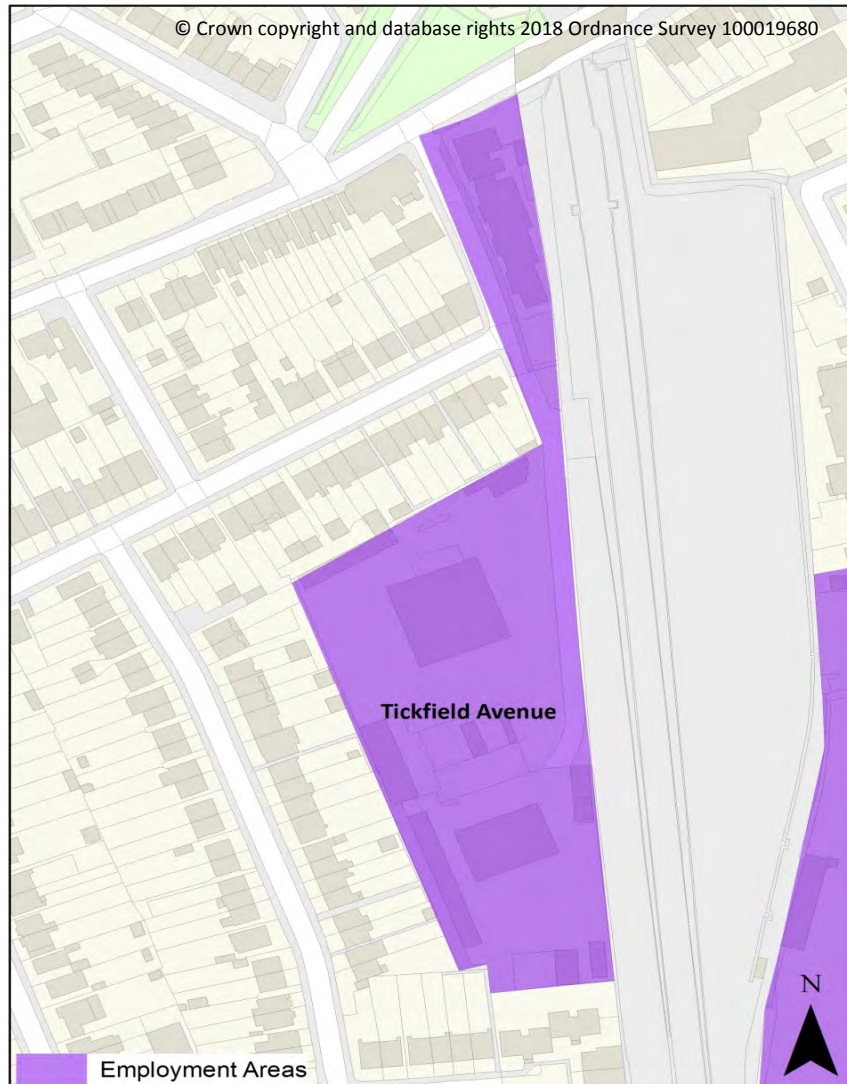
These proposed boundary amendments will be formalised during the production of the Southend new Local Plan. For the purposes of this report however, the surveys presented take account of these proposed amendments.

Table 3: Proposed Amendments to existing Employment Areas

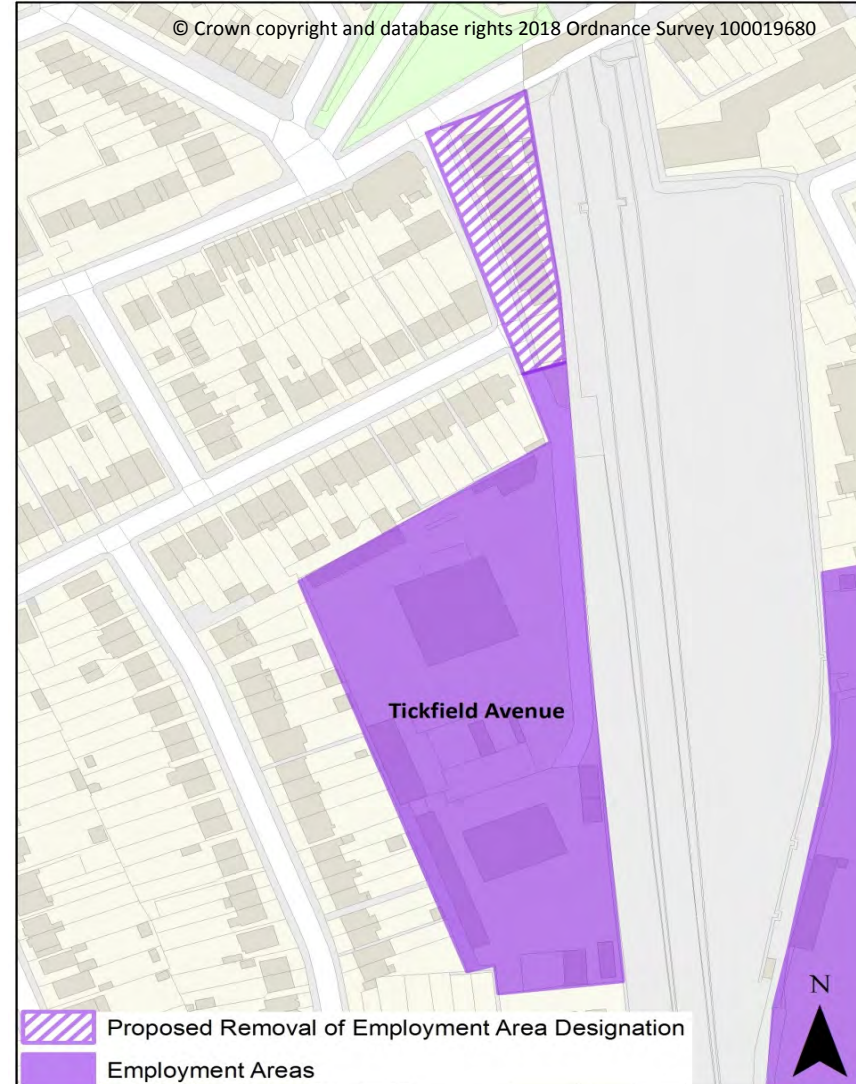
Reference	Description of proposed amendment	Reason for proposed amendment
Map 5: Tickfield Avenue	Alteration to the Tickfield Avenue Employment Area designation to exclude the new YMCA School.	This area of land is no longer in use as employment land and is unlikely to return to an employment use in the foreseeable future.
Map 6: Comet Way	Alteration to the Comet Way Employment Area designation to exclude the western extent of the employment area where residential properties can be found.	This area of land is in residential use and is not associated with the Employment Area designation.

Map 5: Tickfield Avenue – Proposed Amendment to Employment Area boundary

DMD Policies Map (2015) Boundary

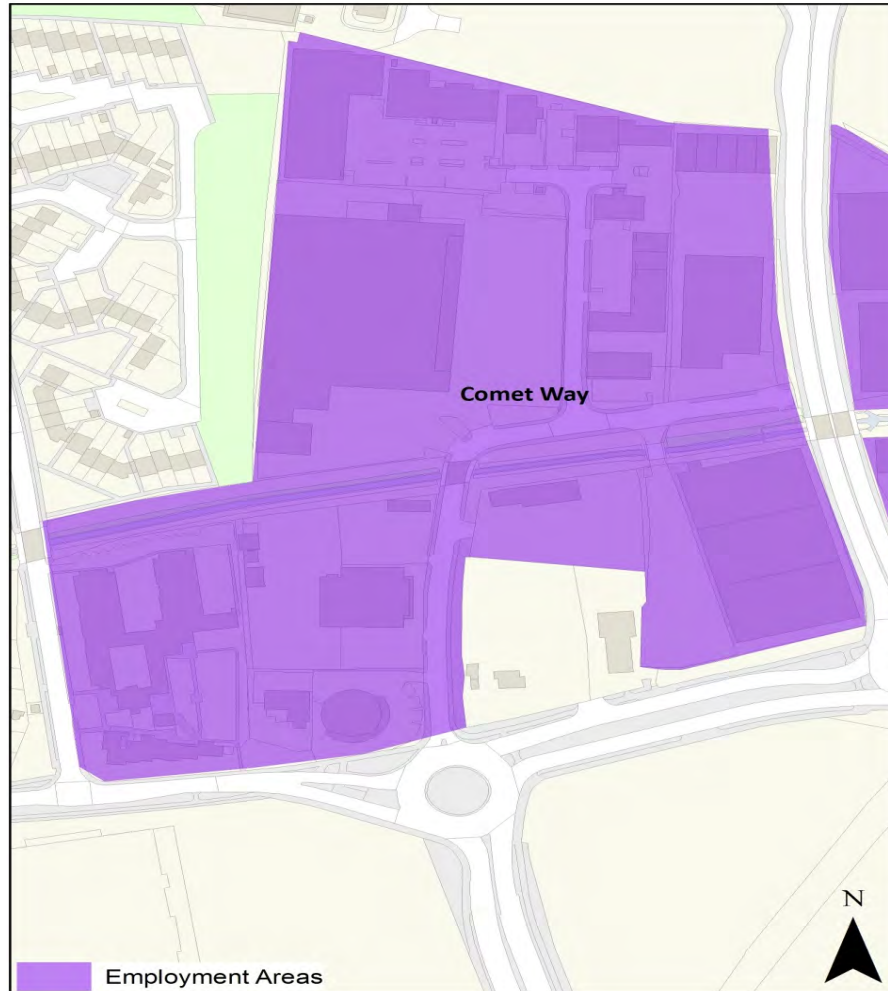


Surveyed Proposed Amendment (2017)



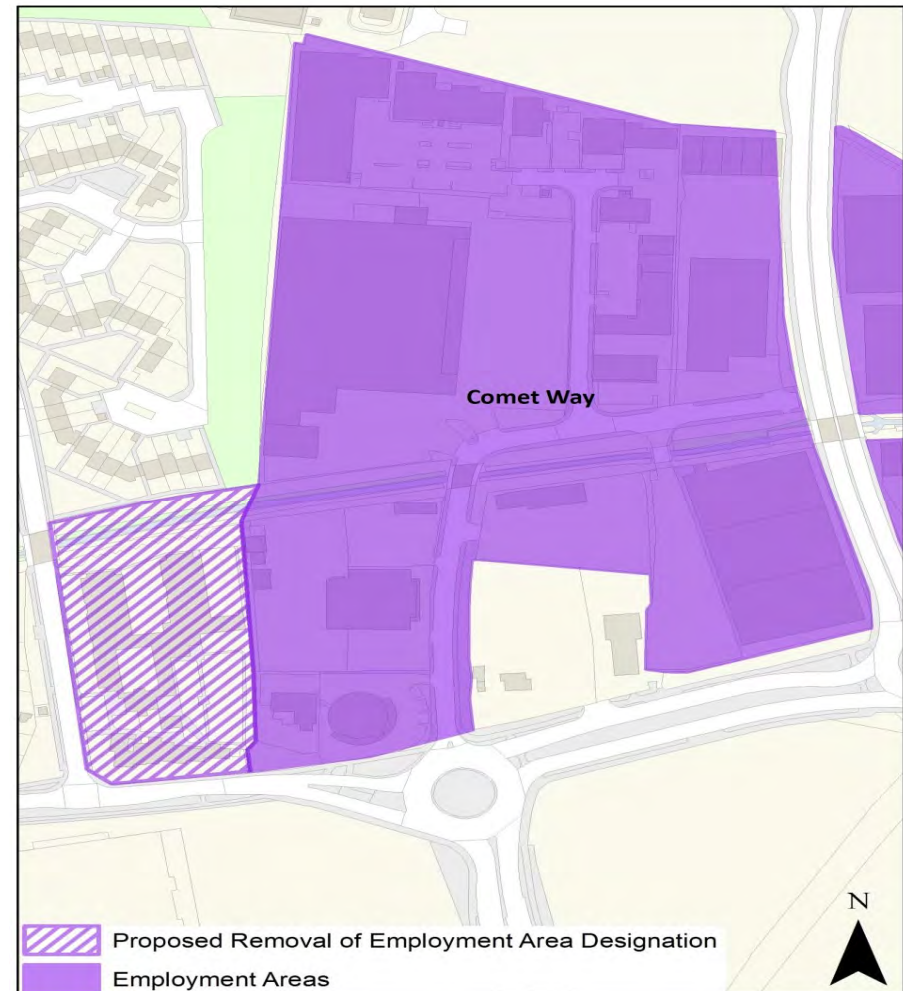
Map 6: Comet Way – Proposed Amendment to Employment Area boundary

DMD Policies Map (2015) Boundary



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Surveyed Proposed Amendment (2017)



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Main Findings

The findings presented below are based on existing employment designations as defined by the Development Management Document and as modified by this report and presented above (i.e. proposed modifications to Comet Way and Tickfield Avenue as presented in Table 3, Maps 5 & 6).

- In total the Employment Areas cover 124.9 hectares, ranging in size from Progress Road (21.5Ha) to Prince Avenue (0.9Ha).
- The autumn 2017 surveys show that the identified Employment Areas in the Borough are performing well. Most of the identified employment areas have a high occupancy level.
- There are 748 individual premises in Southend's Employment Areas (**Table 4** provides a breakdown of Employment Areas by premises, **Table 5** provides a breakdown of Employment Area by footprint area):
 - 94.2% of premises are characterised as being within the 'B' use classes, an increase from the 2013 survey of 0.8%.
 - 79.3% of premises are currently occupied by a functioning 'B' use class activity, broadly in line with the 2013 survey.
 - 111 premises are unoccupied equating to a vacancy rate of 14.8%, a slight increase from the 2013 survey.
- The combined total footprint of all premises within the identified Employment Areas equals 427,275sqm; only 4.93% of this total was recorded as being vacant.

Individual Employment Area Breakdown

Airborne (3.41 Ha) (*comprising Airborne Close and Airborne Industrial Estate*)

- Airborne Close and Airborne Industrial Estate are located off the A127 in the west of the Borough. The site is comprised of mixed quality condition premises, primarily in light industrial and 'B8' storage and distribution use.
- There are 12 premises within this Employment Area and none are vacant.
- The combined premises footprint, in terms of area, equals approximately 15,333sqm.

Aviation Way (1.59 Ha)

- Aviation Way is located in the north of Southend and straddles the Borough boundary with Rochford,
- The Southend element of this employment area comprises 3 'B' use class premises in total, which are situated directly next to Lawrence Industrial Estate and near to the Comet Way Estate.
- All of the premises are occupied.
- The combined premises footprint in terms of area equals approximately 7,290sqm.

Campfield (6.13 Ha)

- Campfield employment area consists of three large premises located next to Towerfield Road Industrial Estate in Shoeburyness. None of the premises are vacant.
- All the premises are characterised as being in the 'B' use class.
- The combined premises footprint in terms of area equals approximately 29,125sqm.

Comet Way (6.17 Ha)

- Comet Way is located on the Northern edge of Southend, close to both the Airport and A127; it is separated from both Aviation Way and the Laurence Industrial Estate by the B1013 dual carriageway. The overall site condition is mixed in terms of quality, with half the site comprising of modern B1a office units, the remainder of the site consists of ageing post war industrial and B8 distribution.
- There are 23 premises, 4 of which were vacant, equating to 17.4% (note: count excludes the residential properties as presented in Map 6).
- 20 of the premises are characterised as being within the 'B' use classes, equating to 87%.
- The combined premises footprint in terms of area equals approximately 20,680sqm.

Grainger Road (2.76 Ha)

- Grainger Road Industrial estate is located in the Southend Central Area, just north of the town centre.
- There are 46 premises, 17 of which were vacant equating to 37%.
- 41.5 (one unit hosts both B1 and D1 uses) of the premises (occupied and vacant) fall within the 'B' use classes, equating to 90.2%.
- The combined premises footprint is approximately 13,515sqm.

Laurence Industrial Estate (1.26 Ha)

- Lawrence Industrial Estate is located next to Aviation Way Industrial Estate to the north of Southend and provides good quality small scale premises.
- There are 39 premises, 6 of which were vacant equating to 15.4%.
- 36 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 92.3%.
- The combined premises footprint is approximately 5,410sqm.

Prince Close (0.9 Ha)

- Prince Close is located directly off the A127 in the north of the Borough and comprises smaller scale employment premises.
- There are just 6 premises, 1 of which is vacant.
- 4 of the premises (occupied and vacant) fall within the 'B' use classes. The other 2 units are classified as Sui Generis and D2 uses.
- The combined premises footprint is approximately 2,662sqm.

Priory Works (0.96 Ha)

- Priory Works is located in the central part of the Borough, north of the Southend Central Area. The site primarily comprises older, relatively small scale, B2 employment premises.
- There are 23 premises in total and all of these (occupied and vacant) fall within the 'B' Use Class.
- The vacancy rate is 30.4%
- The combined premises footprint area is 2,172sqm approximately.

Prittle Brook Industrial Estate (7.71 Ha)

- Prittle Brook industrial estate is located to the north of the Borough and close to the A127. The site has been completely cleared of all premises after demolition. The site is identified in the Development Management DPD as an Employment Growth Area and there is an outline application (14/00943/FULM) for new employment

floorspace on part of the site fronting Priory Crescent. There is a development brief for the site (February 2014).

Progress Road (21.5 Ha)

- Progress Road is located to the north west of Southend, directly accessible from the A127.
- There are 90 premises, 7 of which are vacant equating to 7.8%.
- 79 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 87.8%
- The combined premises footprint in terms of area equals approximately 68,442sqm; only 2.2% of this was classified as being vacant.

Rosshill Industrial Park (1.14 Ha)

- Rosshill Industrial Estate is located directly adjacent to Stock road and consists of a number of smaller employment units.
- There are 31 premises, 5 of which are vacant equating to 16.1%.
- All the premises are characterised as being in the 'B' use class and combined comprise a footprint area of approximately 3,611sqm.

Shoebury Garrison (0.94 Ha)

- The existing employment floorspace at Shoebury Garrison ('Phase 1') has several good quality purpose built premises
- There are 6 premises, 4 of which are vacant.
- 5 of the 6 premises fall within the 'B' use classes, however, only one of these is currently occupied by an active 'B' Use Class.
- The combined premises footprint area is approximately 1,236sqm.
- This existing employment area is part of a wider mixed use development opportunity (which also comprises Shoebury Garrison 'phase 2' unimplemented development).

Short Street (4.03 Ha)

- The site is located off Queensway to the north of the Town Centre with access via Short Street. The site runs along the railway line and comprises a mixture of employment units.
- There are 14 premises, 1 of which is vacant.
- 10 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 71.4%.
- Of the 4 non-B class uses; 2 were 'Sui Generis' associated with the local bus company and ambulance service; and 1 premise was 'D1' use class related to the college.
- The combined premises footprint in terms of area equals approximately 11,337sqm.

Stock Road (21.4 Ha)

- The site is located in the north of Southend and comprises a mixture of different quality premises with some modern B1 office units and other older post war B2/B8 units.
- Stock Road also contains the Southend waste Water Treatment Works and a number of waste management/transfer facilities. These are relatively large 'Sui Generis' uses and their premises and operation have a footprint area of circa 68,663sqm.
- There are 96 premises, 11 of which were vacant equating to 11.5%.

- 89 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 92.7%.
- The combined premises footprint in terms of area equals approximately 108,373sqm.

Temple Farm Industrial Estate (18.9 Ha)

- Temple farm Industrial Estate is also located next to Stock Road in the north of Southend, bordering the borough boundary with Rochford. The site provides some of the best employment premises in Southend.
- There are 182 premises, 30 of which are vacant equating to 16.5%.
- 177 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 97.3%.
- The combined premises footprint in terms of area equals approximately 60,837sqm.

Terminal Close (1.49 Ha)

- The site is located in Shoeburyness directly north of the train station.
- There are 15 premises, 3 of which are vacant equating to 20%.
- 13 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 86.7%.
- The combined premises footprint in terms of area equals approximately 4,557sqm.

Thanet Grange (5.41 Ha)

- Thanet Grange is located directly off the A127 to the north west of Southend.
- The site consists of one large B1 office use occupied by the Royal Bank of Scotland.

Tickfield Avenue (1.2 Ha)

- The site is located north of the Southend central Area, in close proximity to Prittlewell railway station and the Council's main office, the civic Centre. A number of the premises have been improved for Council use, including new office and training facilities.
- There are 5 premises, 0 of which are vacant (note: this count excludes what is now the YMCA school, as presented in Map 5).
- 5 of the premises (occupied and vacant) fall within the 'B' use classes.
- The combined premises footprint in terms of area equals approximately 1,970sqm.

Towerfield (7.25 Ha)

- The site is located in Shoeburyness and is in a mixed condition in terms of quality, with modern and older post war units.
- There are 60 premises, 7 of which are vacant equating to 11.7%.
- 59 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 98.3%.
- The combined premises footprint in terms of area equals approximately 27,877sqm.

Vanguard Way (10.7 Ha)

- Vanguard Way is located in Shoeburyness and consists of numerous industrial premises primarily used for heavier industrial practices and distribution. There are also a number of smaller B1 units.
- There are 93 premises, 8 of which are vacant equating to 8.6%.
- 92 of the premises (occupied and vacant) fall within the 'B' use classes, equating to 98.9%.

- The combined premises footprint in terms of area equals approximately 35,260sqm.

Table 4: Breakdown of Employment Areas by Premises

Employment Area	No. of premises	Proportion of B Class premises (Occupied/ Vacant*)	Occupied B Class premises		Vacant premises	
			No.	%	No.	%
Airborne	12	91.7%	11	91.7%	0	0%
Aviation Way	3	100%	3	100%	0	0%
Campfield	3	100%	3	100%	0	0%
Comet Way	23	87%	16	69.6%	4	17.4%
Grainger Road	46	90.2%	24.5	53.3%	17	37%
Laurence	39	92.3%	30	76.9%	6	15.4%
Prince Close	6	66.7%	3	50%	1	16.7%
Priory Works	23	100%	16	69.6%	7	30.4%
Prittle Brook	0	N/A	0	N/A	0	N/A
Progress Road	90	87.8%	72	80%	7	7.8%
Rosshill	31	100%	26	83.9%	5	16.1%
Shoebury Garrison	6	83%	1	17%	4	66.7%
Short Street	14	71.4%	9	64.3%	1	7.1%
Stock Road	96	92.7%	78	81.3%	11	11.5%
Temple Farm	182	97.3%	147	80.8%	30	16.5%
Terminal Close	15	86.7%	10	66.7%	3	20%
Thanet Grange	1	100%	1	100%	0	0%
Tickfield Avenue	5	100%	5	100%	0	0%
Towerfield	60	98.3%	52	86.7%	7	11.7%
Vanguard Way	93	98.9%	86	92.5%	8	8.6%

*Occupied/ Vacant = All vacant premises assumed to be conforming Class B use in accordance with designation.

The above results reflect recorded survey data only and do not necessarily reflect the true lawful use of the premises.

Results reflect the primary land use per premises surveyed.

Table 5: Breakdown of Employment Areas by footprint area

Employment Area	Combined Premises footprint m ² *	Proportion of footprint within B Class (Occupied/ Vacant**)		Proportion of footprint currently occupied by B Class premises		Proportion of footprint vacant	
		Sqm	%	Sqm	%	Sqm	%
Airborne	15,333	14,504	94.6%	14,504	94.6%	0	0%
Aviation Way	7,290	7,290	100%	7,290	100%	0	0%
Campfield	29,125	29,125	100%	29,125	100%	0	0%
Comet Way	20,680	18,894	91.4%	18,298	88.5%	596	2.9%
Grainger Road	13,515	11,841	87.6%	8,618	63.8%	3,223	23.8%
Laurence	5,410	5,041	93.2%	4,406	81.4%	635	11.7%
Prince Close	2,662	2,147	80.7%	1,888	70.9%	259	9.7%
Priory Works	2,172	2,172	100%	1,685	77.6%	487	22.4%
Prittle Brook	0	N/A	N/A	N/A	N/A	N/A	N/A
Progress Road	68,442	62,845	91.8%	61,356	89.6%	1,489	2.2%
Rosshill	3,611	3,611	100%	2,996	83.0%	615	17.0%
Shoebury Garrison	1,236	969	78.4%	436	35.3%	533	43.1%
Short Street	11,337	9,075	80.0%	8,802	77.6%	273	2.4%
Stock Road	108,373	37,363	34.5%	34,329	31.7%	3,034	2.8%
Temple Farm	60,837	59,101	97.1%	53,520	88.0%	5,581	9.2%
Terminal Close	4,557	3,759	82.5%	2,987	65.5%	772	16.9%
Thanet Grange	7,588	7,588	100%	7,588	100%	0	0%
Tickfield Avenue	1,970	1,970	100%	1,970	100%	0	0%
Towerfield	27,877	27,439	98.4%	25,877	92.8%	1,562	5.6%
Vanguard Way	35,260	35,220	99.9%	33,224	94.2%	1,996	5.7%

**The above results reflect recorded survey data only and do not necessarily reflect the true lawful use of the premises.*

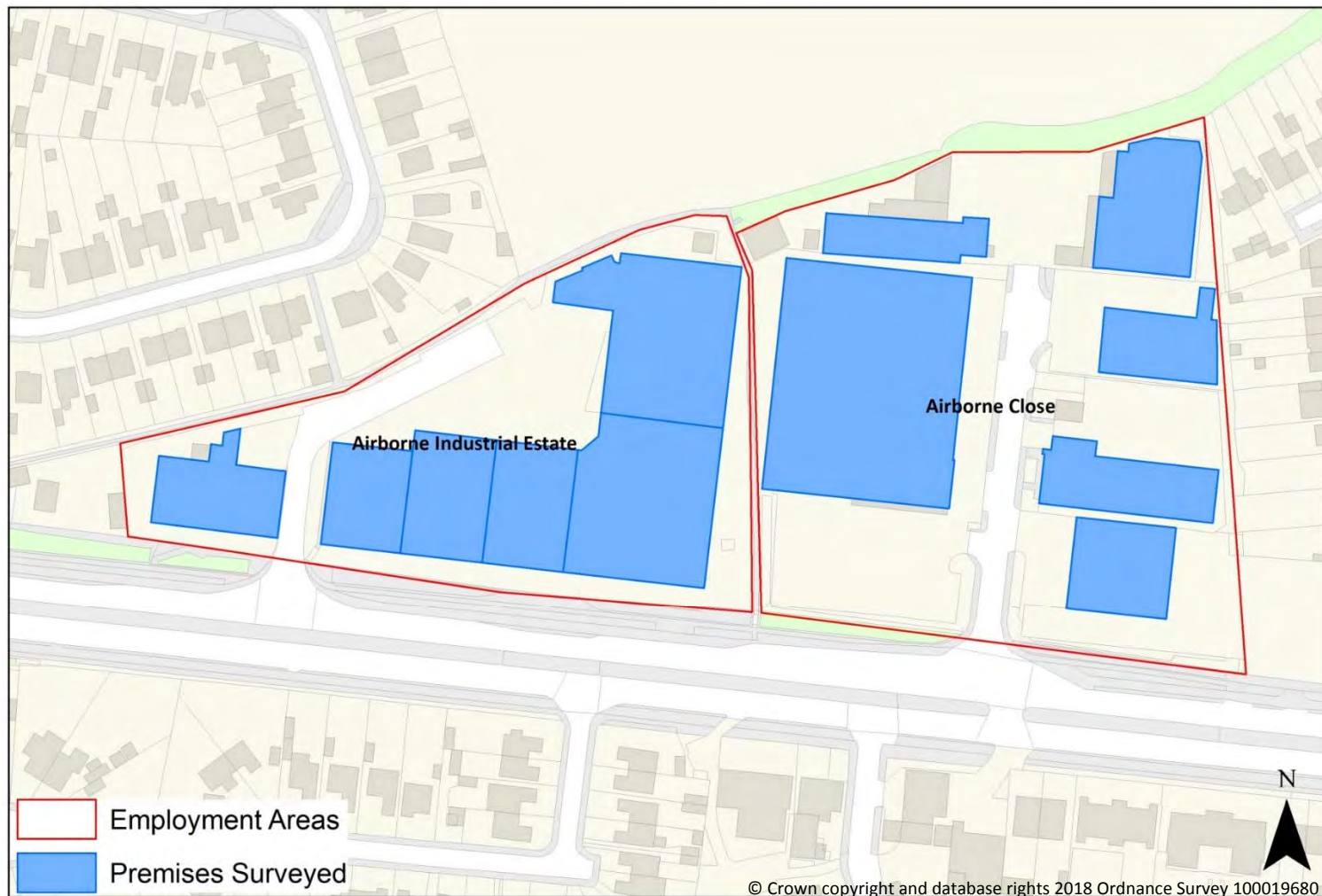
Results reflect the primary land use per premises surveyed.

Building/ premises footprint (m²) was calculated using ArcMap GIS and based on ordinance survey data. This does not represent total employment floorspace, not taking account of number of floors or ancillary uses. It provides a broad estimate of the size of the building/ premises.

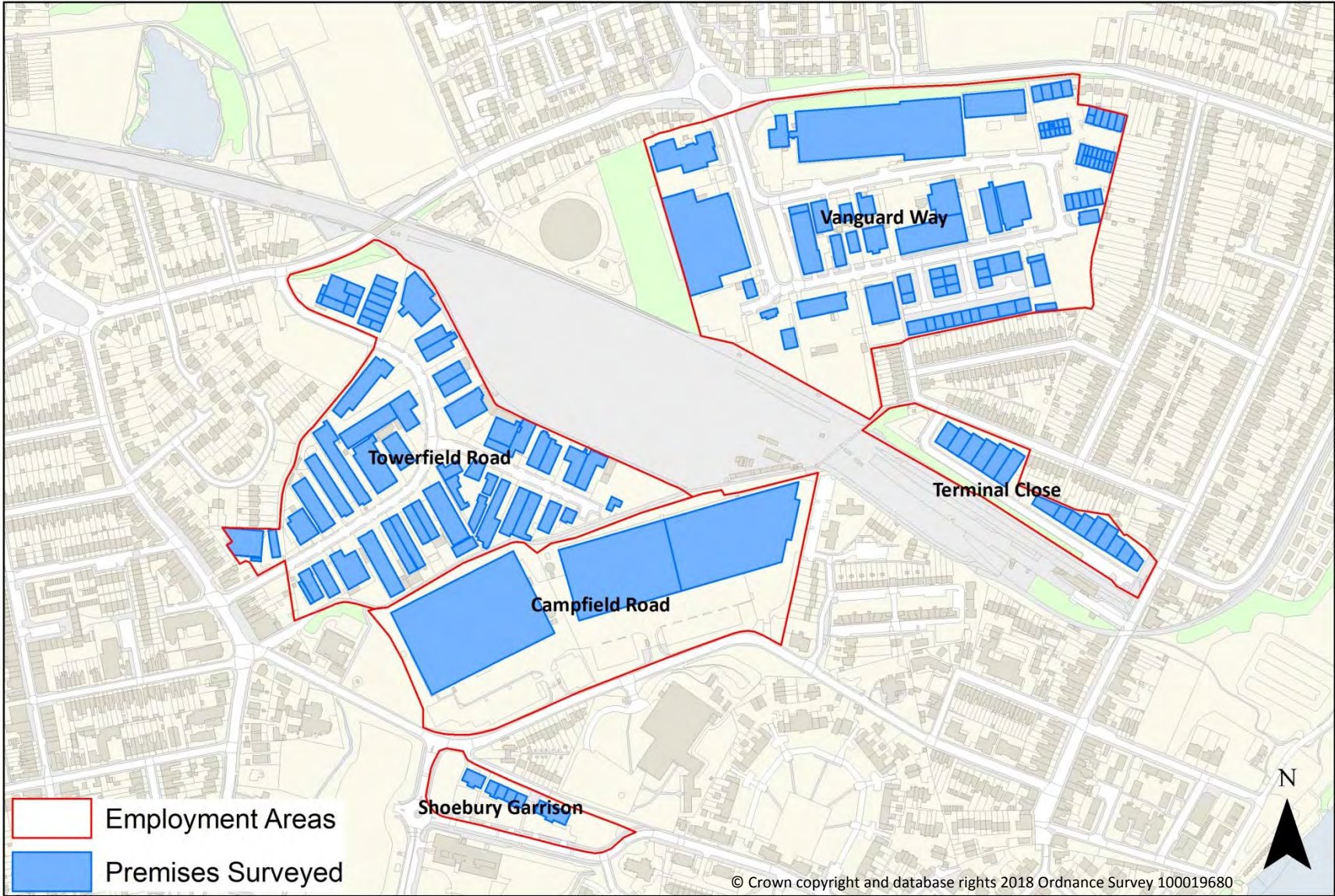
*** Occupied/ Vacant = All vacant premises assumed to be conforming Class B use in accordance with designation.*

Appendix 1: Employment Areas

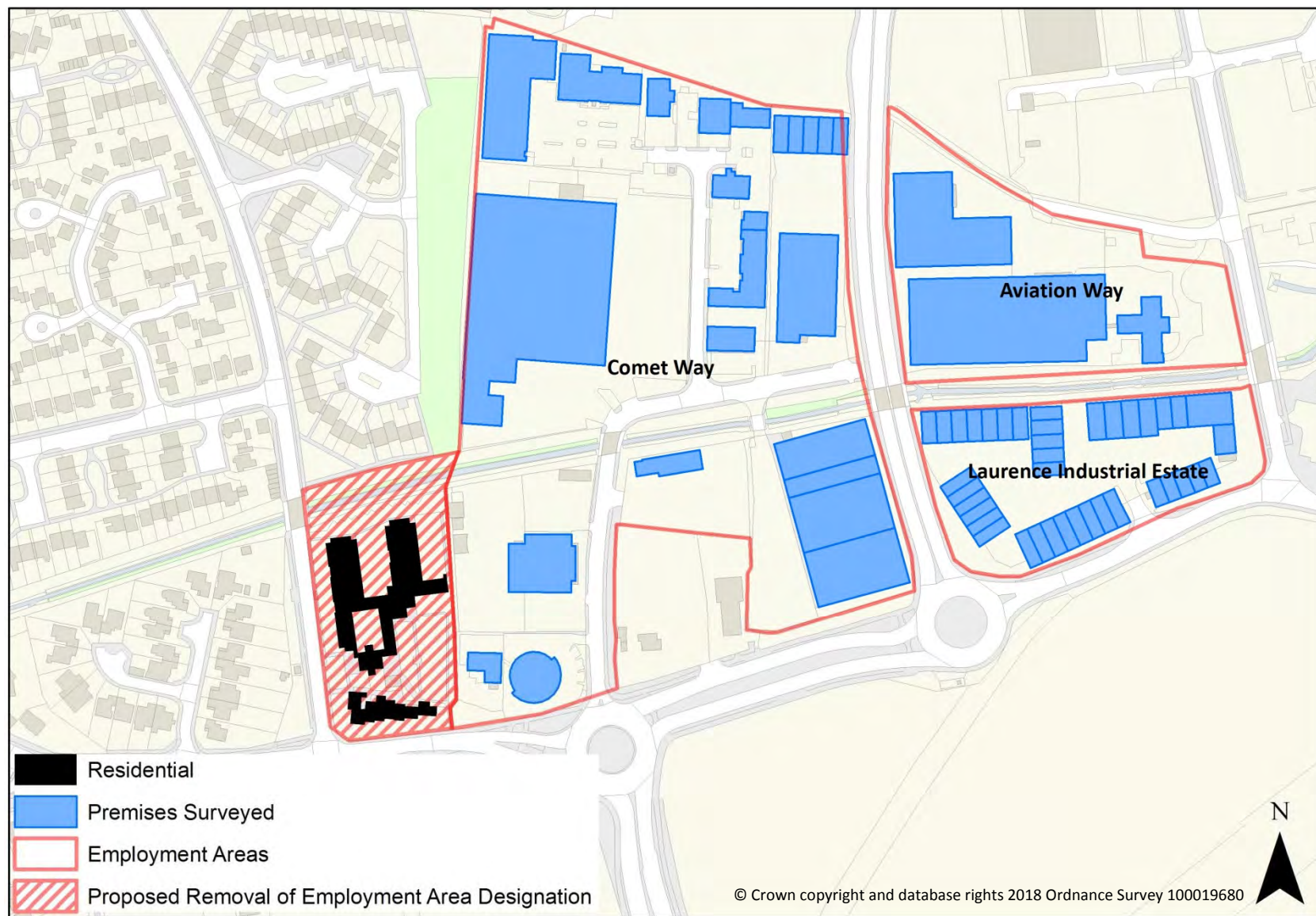
Airborne



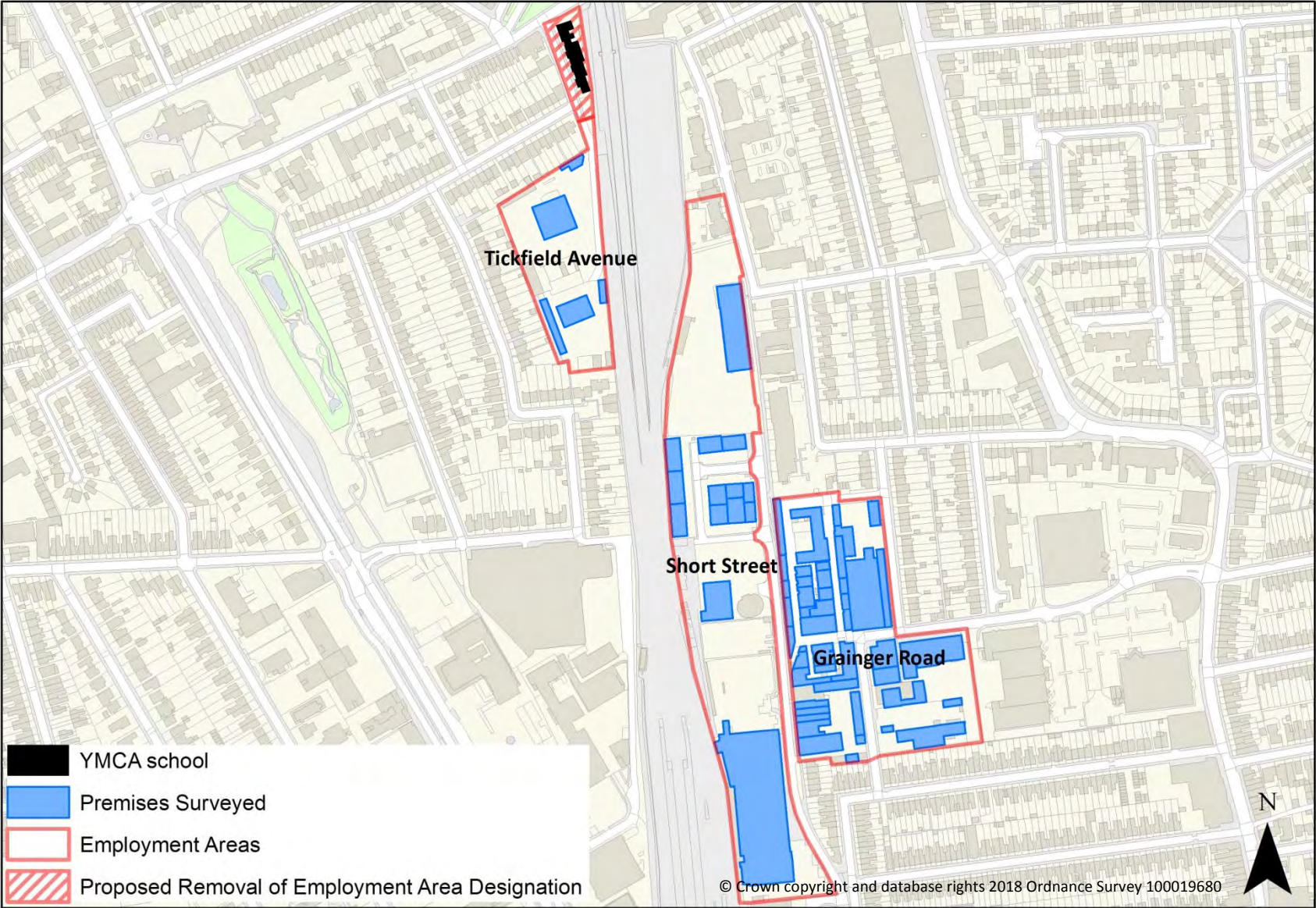
Towerfield Road / Vanguard Way / Campfield Road / Shoebury Garrison / Terminal Close



Comet Way / Aviation Way / Laurence Industrial Estate



Tickfield Avenue / Short Street /Grainger Close



Thanet Grange / Prince Close

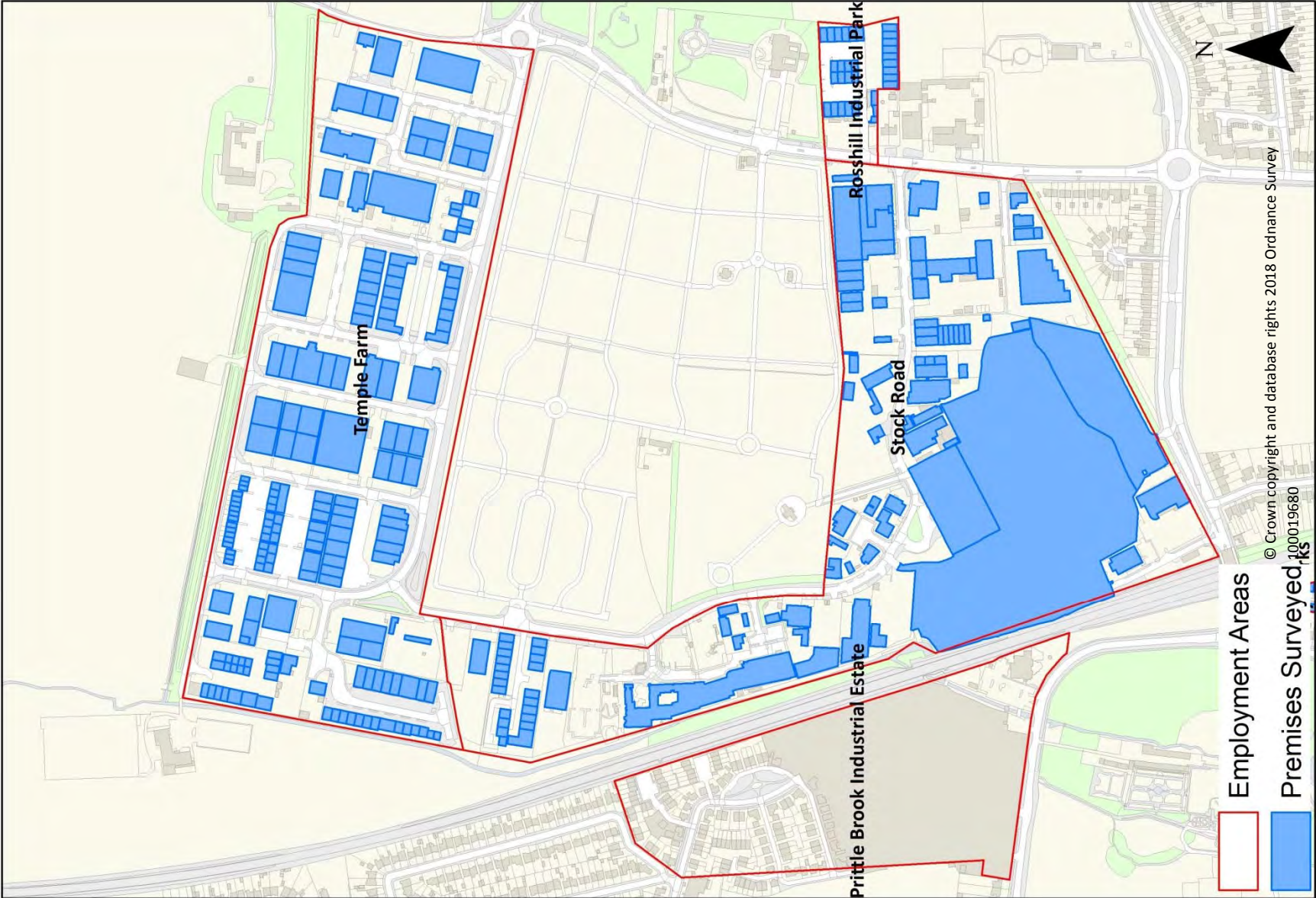


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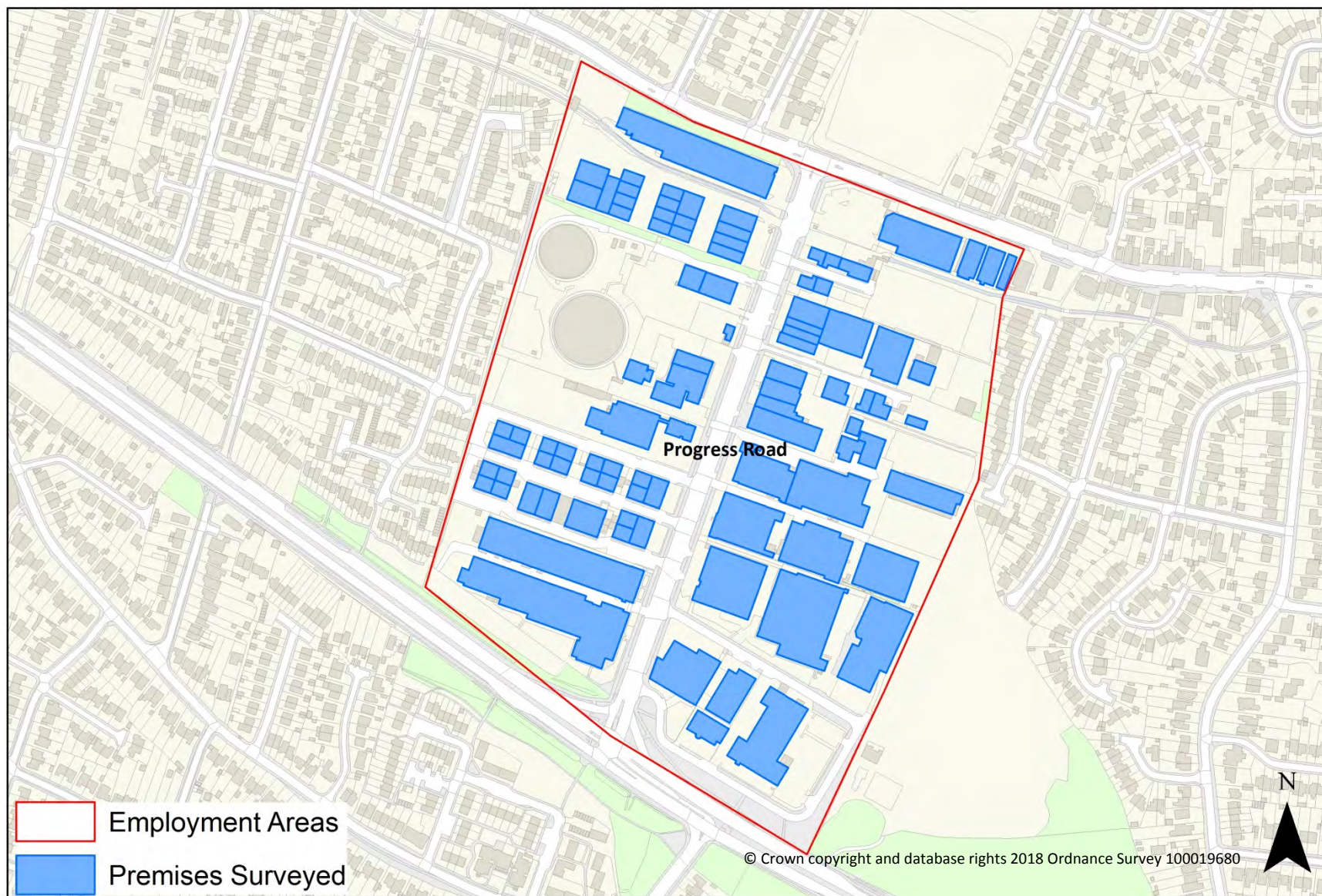
Priory Works



Prittle Brook / Stock Road / Temple Farm / Rosshill Industrial Park



Progress Road

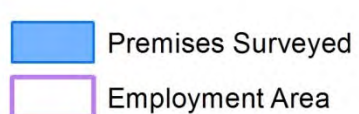


Appendix 2: Detailed site evaluations

The pro-formas below, one for each employment area in Southend, complement the data gathered by GVA in early 2016 for the South Essex EDNA, providing a more detailed assessment of each area. The additional data gathered was collected via a non-technical visual survey throughout September – November 2017 and may not represent the lawful use.

Airborne Close

Map of premises surveyed



Site Details

Site Name	Airborne Close
Site Address	SS9 4EN
Survey Date	November 2017

Site Description

Site Area	2ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (November 2017)

Use Class	Number of units present	Proportion of total
B Class	5	83.3%
Non-B Class	1	16.7%
Vacant	0	0%
Total Number of Units	6	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Direct access from A127. Suitable for HGVs but constrained
Parking	Adequate
Rail Access	None
Bus Routes	Routes 6A, 18, 29 run along Eastwood Road, just South of the A127 on which Airborne Close is situated. A further 8 routes run along Rayleigh Road to the north of the employment site.

Nature/significance of existing occupiers

	0-20%	20-40%		40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		75%		25%	

Quality of Buildings

Very Good	Good	Poor	Very Poor
	50%	50%	

On-site amenities	None
Broadband infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses	Residential, Industrial, Recreation
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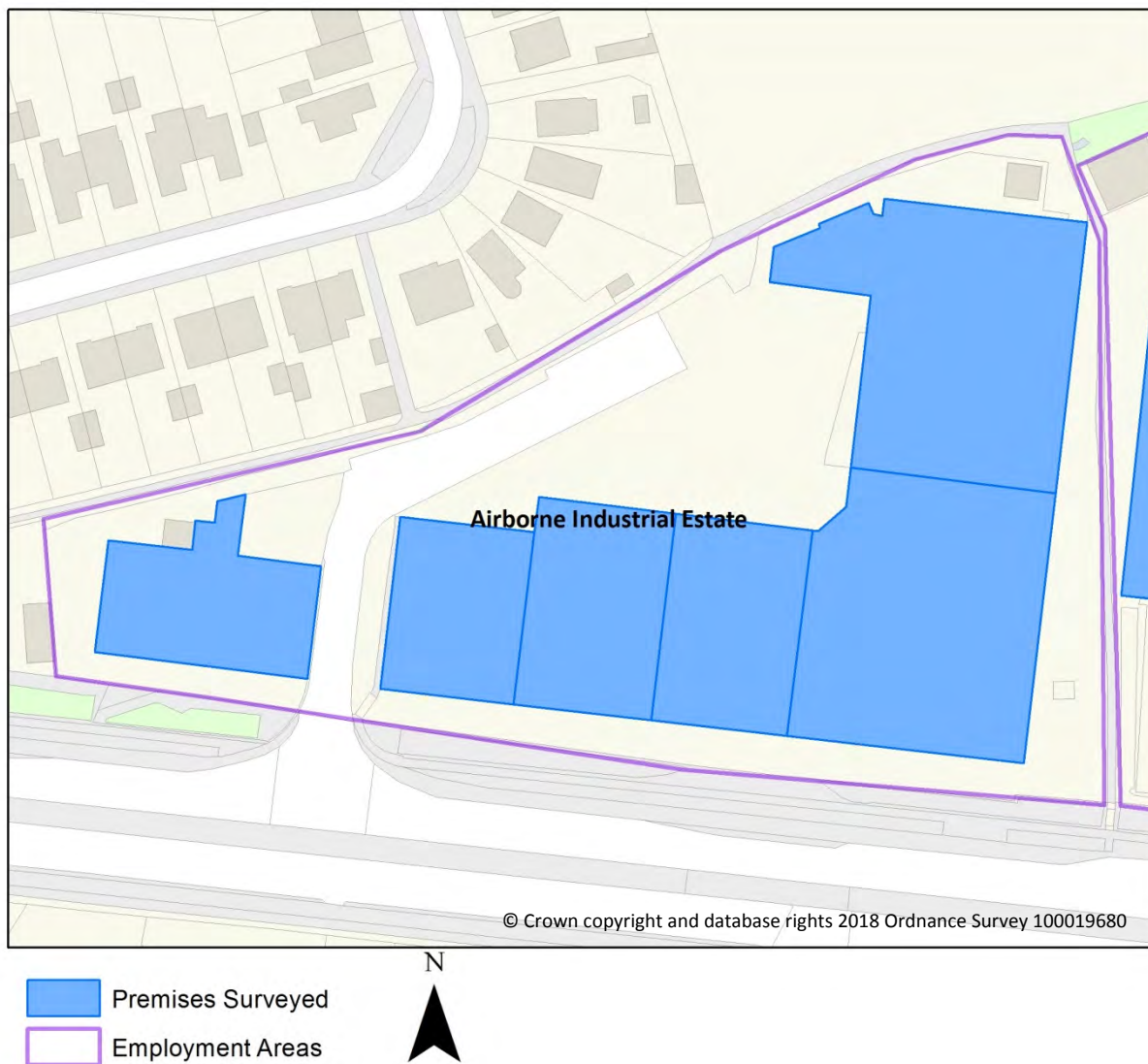
Evidence of Pollutants	Site wholly on contaminated land
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List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
The Big Yellow Storage	3881	
Metrow Foods	1079	
Metrow Foods	710	
Name Unknown	894	
Fairfield Mini	829	
Metrow Foods	580	
	Total footprint area	7973
	Of which in B-class use	7144
	Total vacant footprint area	-

Airborne Industrial Estate

Map of premises surveyed



Site Details

Site Name	Airborne Industrial Estate
Site Address	Southend Arterial Road, SS9 4EX
Survey Date	November 2017

Site Description

Site Area	1.4ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input checked="" type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (November 2017)

Use Class	Number of units present	Proportion of total
B Class	6	100%
Non-B Class	0	0%
Vacant	0	0%
Total Number of Units	6	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Direct access from A127
Parking	Adequate
Rail Access	None
Bus Routes	Routes 6A, 18, 29 run along Eastwood Road, just South of the A127 on which Airborne Industrial Estate is situated. A further 8 routes run along Rayleigh Road to the north of the employment site.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		100%			

Quality of Buildings

Very Good	Good	Poor	Very Poor
	50%	50%	

On-site amenities

None

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Road, Industrial

Contaminated Land

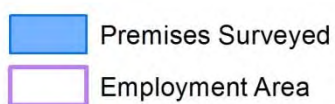
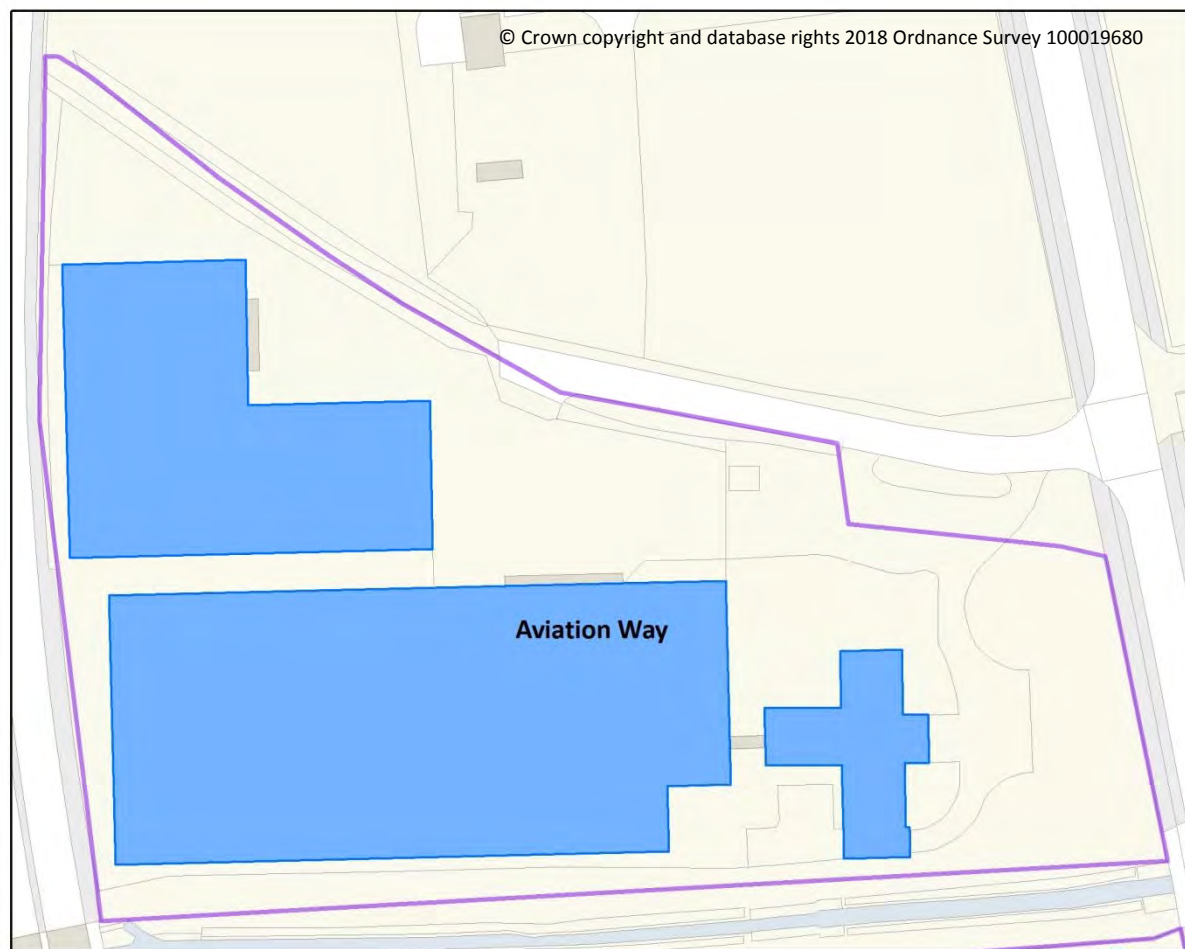
Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Fairfield Bodyshop	834	
DJ Superstore	736	
1env	911	
Metrow Foods	900	
Glencrest Seatex	1985	
Glencrest Seatex	1994	
	Total footprint area	7360
	Of which in B-class use	7360
	Total vacant footprint area	-

Aviation Way

Map of premises surveyed



Site Details

Site Name	Aviation Way
Site Address	SS2 6GH
Survey Date	24/10/2017

Site Description

Site Area	1.6ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input checked="" type="checkbox"/> Sites for Specific Occupiers
<input type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	3	100%
Non-B Class	0	0%
Vacant	0	0%
Total Number of Units	3	100%

Access

Closest trunk road (Name and Distance)	B1013 with good access to the A127
Road Access (suitable for HGVs?)	Good access from aviation Way
Parking	Adequate
Rail Access	Southend Airport Station, Rochford Station
Bus Routes	Route 9 to south of Aviation Way, and routes 18 and 174 via nearby Cherry Orchard Way.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
			100%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	50%	50%	

On-site amenities

None

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Airport, Industrial, Hotel

Contaminated Land

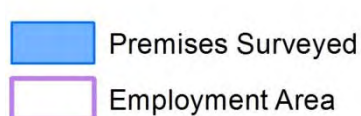
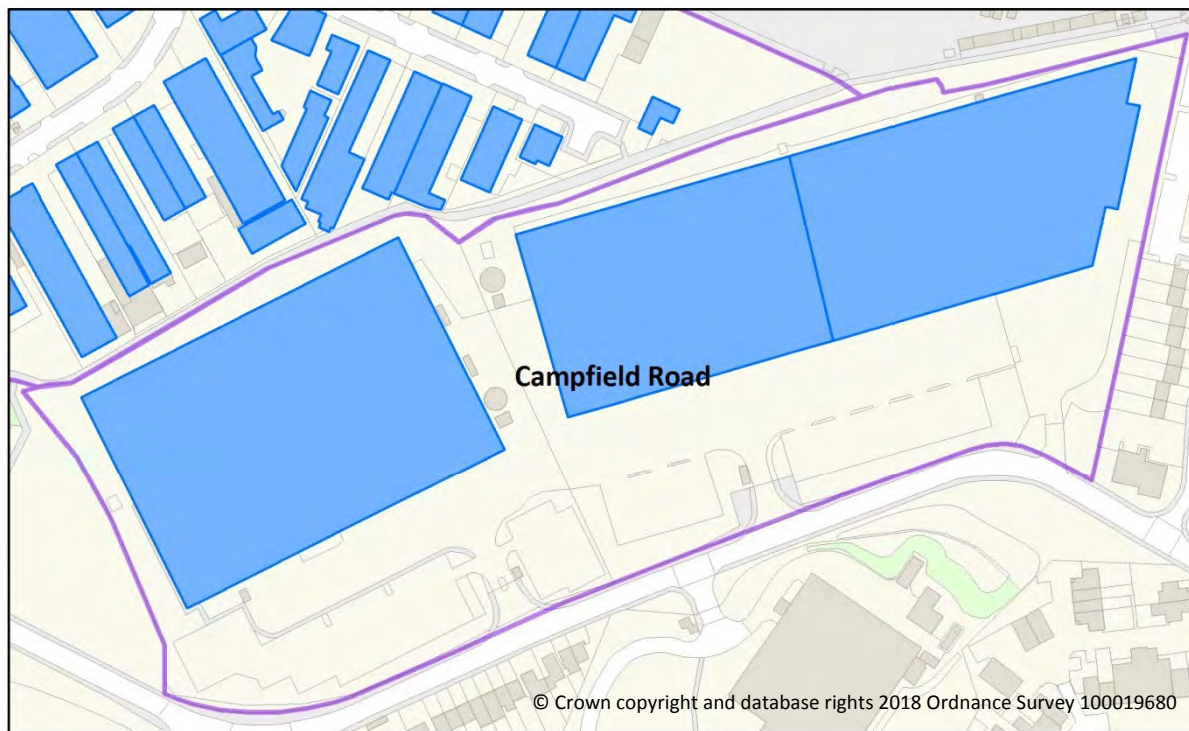
Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Hi-Tec Sports Ltd	520	
Hi-Tec Sports Ltd	4520	
Hi-Tec sports Ltd	2250	
	Total footprint area	7290
	Of which in B-class use	7290
	Total vacant footprint area	-

Campfield Road

Map of premises surveyed



Site Details

Site Name	Campfield Road
Site Address	Campfield Road, SS3 9FL
Survey Date	22/09/2017

Site Description

Site Area	6.1 ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input checked="" type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	3	100%
Non-B Class	0	0%
Vacant	0	0%
Total Number of Units	3	100%

Access

Closest trunk road (Name and Distance)	B1016
Road Access (suitable for HGVs?)	Campfield Road, which is within close proximity to the A13. Suitable for HGVs
Parking	Good
Rail Access	Shoeburyness Station
Bus Routes	Nearby number 9 from Ness Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
			100%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	75%	25%	

On-site amenities

None

Broadband

infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to a limited range and quantity of services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?☒ Yes☐ No**Neighbouring Uses****Contaminated Land**

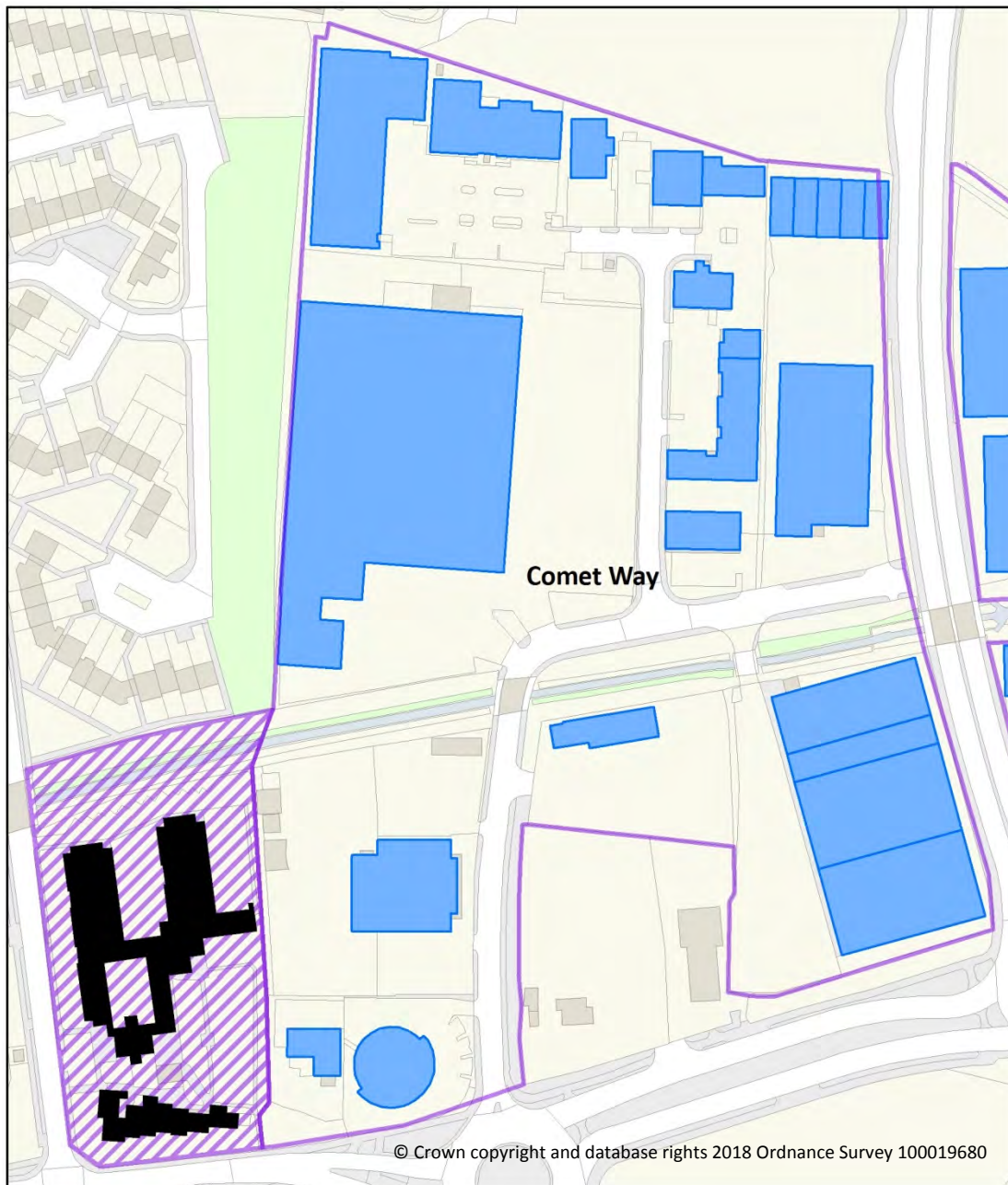
Site wholly on contaminated land





List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
EGL Homecare	12360	
Cumberland Packaging	8955	
EDM Information Solutions	7810	
	Total footprint area	29125
	Of which in B-class use	29125
	Total vacant footprint area	-

Comet Way

Map of premises surveyed²



-  Premises Surveyed
-  Employment Area
-  Proposed Removal of Employment Area Designation
-  Residential



Site Details

² For the purpose of this survey the residential properties to the south west of the employment area have not been included. This is recognised as an area of de-designation.

Site Name	Comet Way
Site Address	SS2 6GB
Survey Date	24/10/2017

Site Description

Site Area	7.1ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	16	69.6%
Non-B Class	3	13%
Vacant	4	17.4%
Total Number of Units	23	100%

Access

Closest trunk road (Name and Distance)	B1013
Road Access (suitable for HGVs?)	Good access throughout, suitable for HGVs
Parking	Adequate
Rail Access	Southend Airport Station / Rochford (30 mins Walk)
Bus Routes	Number 9, 18 from Eastwoodbury Lane.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		50%	50%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	50%	50%	

On-site amenities

Veterinary practice

Broadband

ADSL, ADSL2+, Fibre Optic

infrastructure

Neighbouring Amenities

Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Airport, Recreation Site

Contaminated Land

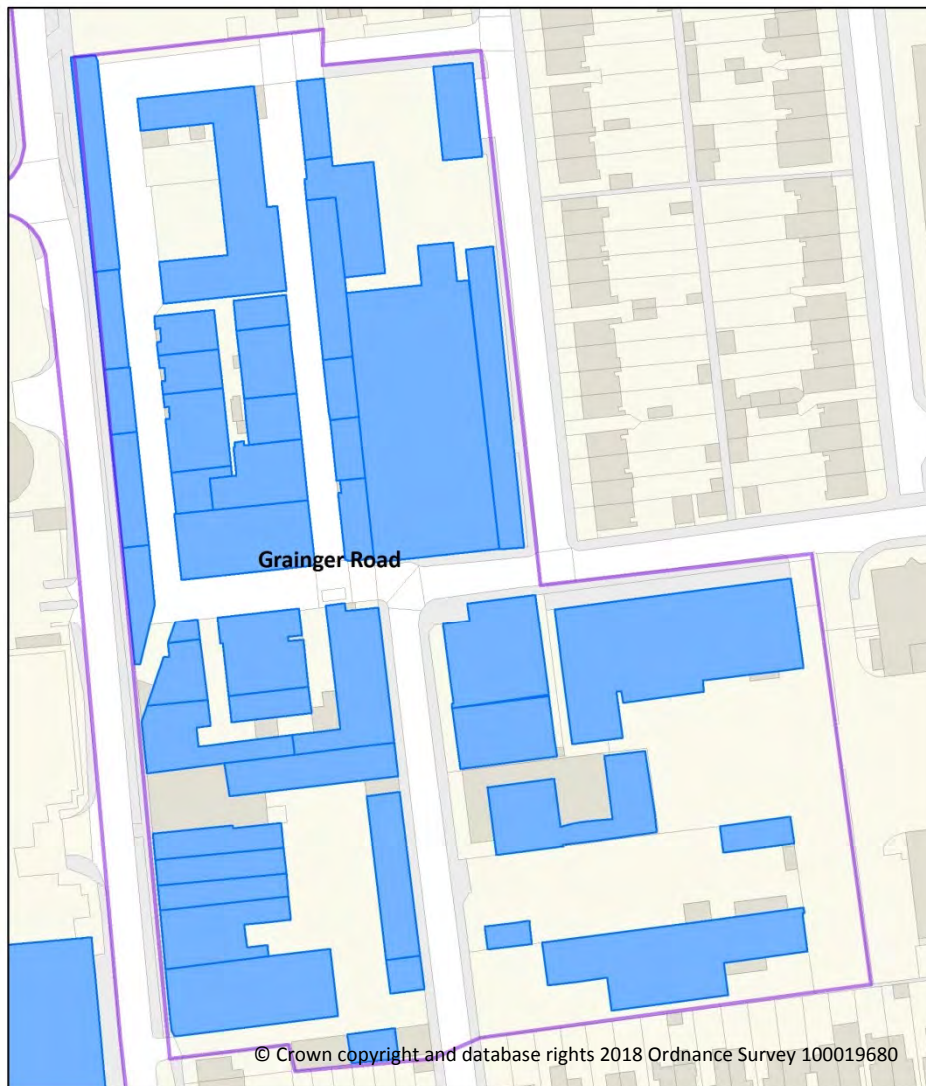
The north east of the site as well as the south (VW showroom) is not on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
BK Electronics	150	
Vacant	149	
Unknown	149	
Vacant	148	
Vacant	150	
Essex Timber and Plywood	1672	
Rotable Repairs Ltd	682	
Home Grown Hotrods Ltd	123	
Atlas Software/ Rotable Repairs	242	
Rotable Repairs	223	
Bernstein & Barneys Ltd	293	
Enigma Telematics	243	
Southend Hospital NHS Trust	2587	
Wavedata Ltd/Randall Watts/ Samson Marble	309	
Brooker Wholesale	7041	
EDP Packaging	1470	
I Love Fancy Dress	1477	
Abbey Cross Fabrication	975	
SeaBro Ltd	327	
Inchcape Volkswagen	1000	
Medi Vets	219	
Inchcape Volkswagen	567	
Safety Shop	484	
	Total footprint area	20680
	Of which in B-class use	18894
	Total vacant footprint area	596

Grainger Road

Map of premises surveyed



- Premises Surveyed
- Employment Area



Site Details

Site Name	Grainger Road
Site Address	SS2 5DD
Survey Date	06/10/2017

Site Description

Site Area	2.8ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	24.5	53.3%
Non-B Class	4.5	9.8%
Vacant	17	37.0%
Total Number of Units	46	100%

Access

Closest trunk road (Name and Distance)	B1015
Road Access (suitable for HGVs?)	Several accesses, adequate for current uses, HGVs will find access difficult.
Parking	Adequate
Rail Access	Southend Victoria Station, Prittlewell
Bus Routes	Wide range of services from Southend Victoria Bus interchange

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		100%			

Quality of Buildings

Very Good	Good	Poor	Very Poor
	25%	75%	

On-site amenities

Gym, Natural food shop

Broadband

ADSL, ADSL2+, Fibre Optic

infrastructure

Neighbouring Amenities

Close to a range of services and town centre

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Retail, industrial

Contaminated Land

Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)
Travis Perkins	1283
Southend Combat Academy	466
Myles Hire	53
Myles Hire	786
Myles Hire	98
The Grange Social Club	786
Vacant	110
Rocket Art	293
Vacant	246
Maken	92
Vacant	91
Vacant	117
Jardin Trim Ltd	1805
Hamstel Auto Repairs	192
Vacant	82
Vacant	125
Pee-she	261
Vacant	456
TK Autofinishers	92
Vacant	239
Name unknown (Car repairs)	118
Vacant	120
Vacant	187
Maple Studios	129
Bar Fittings Ltd	424
County Car Sprays	329
BUSH Welding	110

Bees Knees Marquees	29	
Bees Knees Marquees	143	
Bees Knees Marquees	296	
SAS Gym	293	
Prestige Pet Products	59	
Nicholsons Raw animal Foods	286	
Urban Farming	293	
Vacant	89	
Vacant	156	
Vacant	128	
Hockley Enterprises	476	
Athena tuition / Rayleigh Photography	307	
Vacant	576	
Name Unknown	316	
Vacant	158	
Vacant	173	
Vacant	170	
3D Filaprint	73	
Furniture Warehouse	404	
	Total footprint area	13515
	Of which in B-class use	8618
	Total vacant footprint area	3223

Laurence Industrial Estate

Map of premises surveyed



- Premises Surveyed
- Employment Area



Site Details

Site Name	Laurence Industrial Estate
Site Address	Eastwoodbury Lane, SS2 6RH
Survey Date	24/10/2017

Site Description

Site Area	1.3ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	30	76.9%
Non-B Class	3	7.7%
Vacant	6	15.4%
Total Number of Units	39	100%

Access

Closest trunk road (Name and Distance)	B1013, proximate access to A127
Road Access (suitable for HGVs?)	Eastwoodbury Lane, yes – potentially difficult for HGVs
Parking	Informal yet adequate private parking on-site
Rail Access	Southend Airport Station, Rochford Station (30 mins walk)
Bus Routes	Numbers 9 and 18 available from Eastwoodbury Lane.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
			100%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	75%	25%	

On-site amenities	Gym
Broadband infrastructure	ADSL, ADSL2+, Fibre optic
Neighbouring Amenities	Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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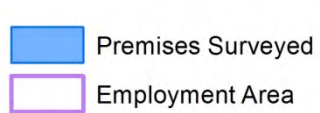
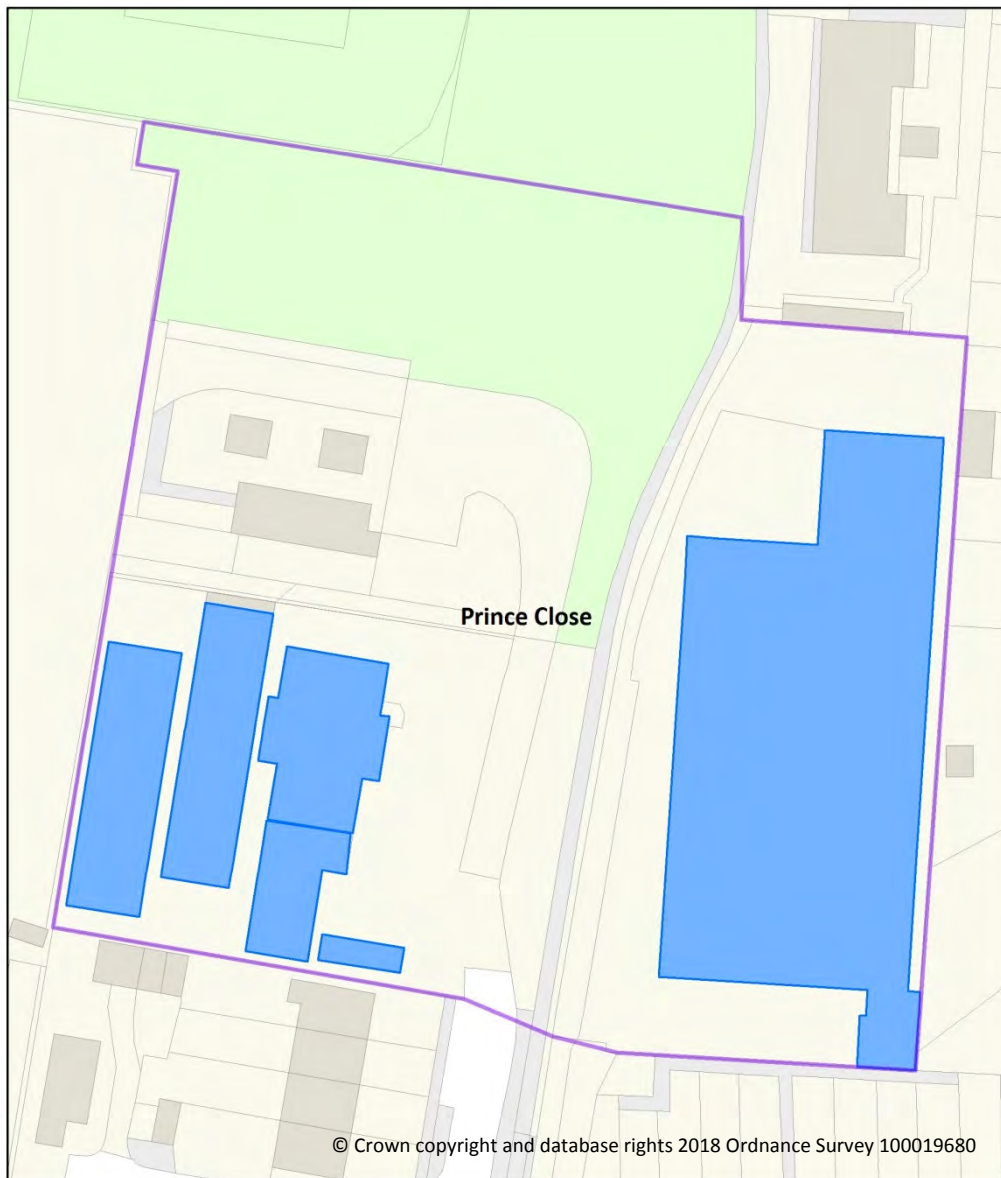
Neighbouring Uses	Airport, Industrial
Contaminated Land	Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Play Brave Sports	131	
WWTD	131	
Donkermotoren	137	
Vacant	130	
CCCS Group	137	
Vacant	133	
Square Boxes	133	
Name Unknown	114	
Affordable Colour Print	126	
HPS Supplies Ltd	122	
JM Upholstery	119	
NTM Electrical	116	
A&R Services – Earls Hall Motors	175	
Name unknown	178	
Squiggle glass	395	
Squiggle glass	133	
Vacant	130	
Rotable Repairs Logistics	178	
Rotable Repairs Logistics	174	
Eastwood Tile Warehouse	100	
Eastwood Tile Warehouse	102	
Altronics Ltd	104	
Moredge Canine Hydro Centre	100	
Natural Air Conditioning	105	
Vacant	138	
Scorpion Direct – Suspended Ceiling Centre	142	
Enhance Home Improvements	143	
D&L Interiors	138	
LBM Fitness	146	
Vacant	138	
Youngs Flooring	140	
Youngs Flooring	135	
Name Unknown	123	
Vacant	116	
Vacant	121	
Rejuiced	123	
E-spurt tyres	122	
Windows Direct	117	
Eastwood Tile warehouse	165	
Total footprint area		5410
Of which in B-class use		5041
Total vacant footprint area		635

Prince Close

Map of premises surveyed



Site Details

Site Name	Prince Close
Site Address	Prince Avenue, SS0 0JS
Survey Date	September 2017

Site Description

Site Area	0.9 ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	3	50%
Non-B Class	2	33.3%
Vacant	1	16.7%
Total Number of Units	6	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Relatively restricted access from the A127
Parking	Constrained
Rail Access	None
Bus Routes	Route 18 stops at Tesco. Routes 174, 251 and X30 go along A127.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
	25%	75%			

Quality of Buildings

Very Good	Good	Poor	Very Poor
	25%	75%	

On-site amenities

None

Broadband

infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to a large superstore (Tesco)

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Retail

Contaminated Land

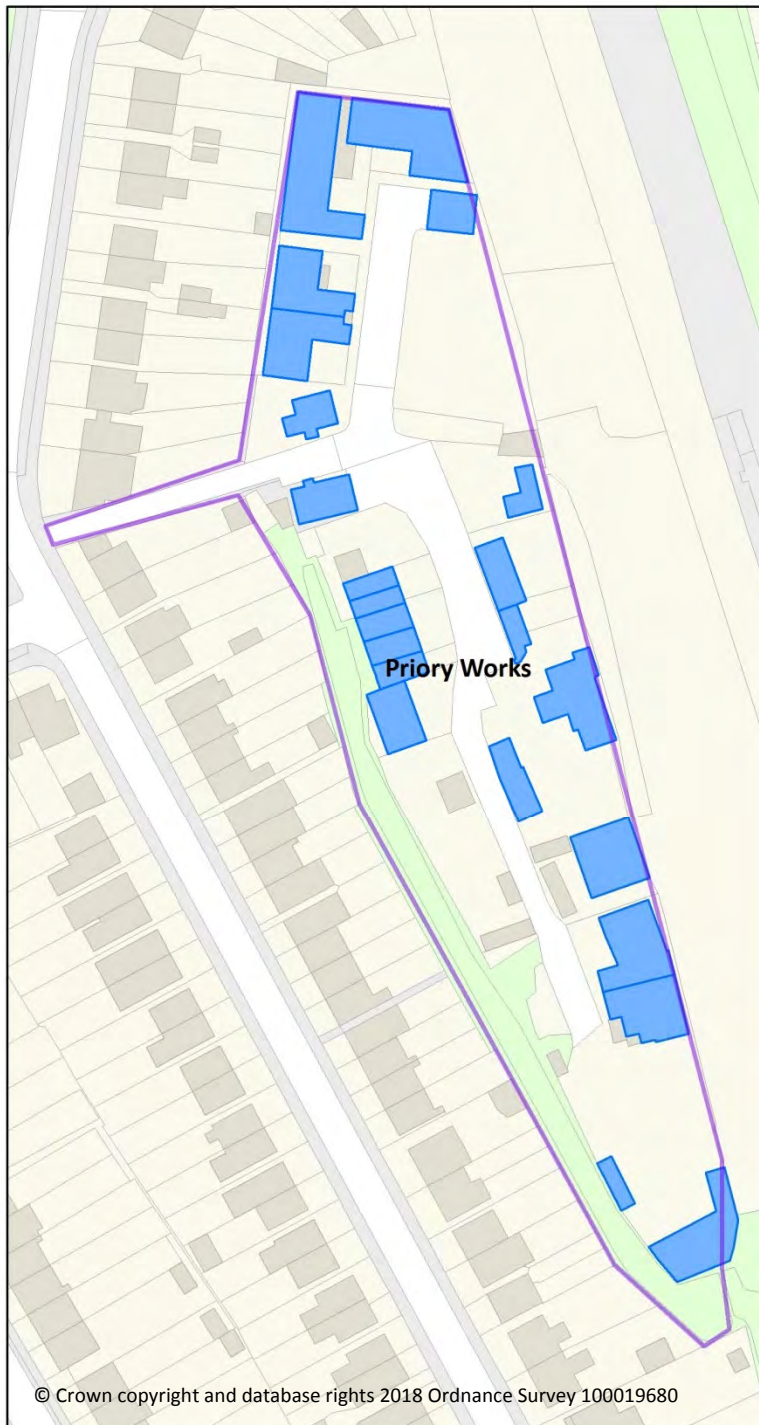
Site wholly on contaminated land



List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Name not Known	1733	
Marden Homes Ltd	126	
Vacant	259	
Bleeding Ear Music Studios	268	
SPT Fitness	247	
Marden Homes Ltd	29	
	Total footprint area	2662
	Of which in B-class use	2147
	Total vacant footprint area	259

Priory Works

Map of premises surveyed



-  Premises Surveyed
-  Employment Area



Site Details

Site Name	Priory Works
Site Address	Priory Works, Priory Ave SS2 6LD
Survey Date	20/09/2017

Site Description

Site Area	1ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input type="checkbox"/> Established commercial area, with residential area nearby
<input checked="" type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	16	69.6%
Non-B Class	0	0%
Vacant	7	30.4%
Total Number of Units	23	100%

Access

Closest trunk road (Name and Distance)	A1159, good access to the A127
Road Access (suitable for HGVs?)	From Priory Crescent, not suitable for HGVs
Parking	Constrained
Rail Access	Prittlewell Station
Bus Routes	Large Number of Routes from nearby Victoria Avenue and Sutton Road.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		100%			

Quality of Buildings

Very Good	Good	Poor	Very Poor
	25%	75%	

On-site amenities

None

Broadband
infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Rail

Contaminated Land

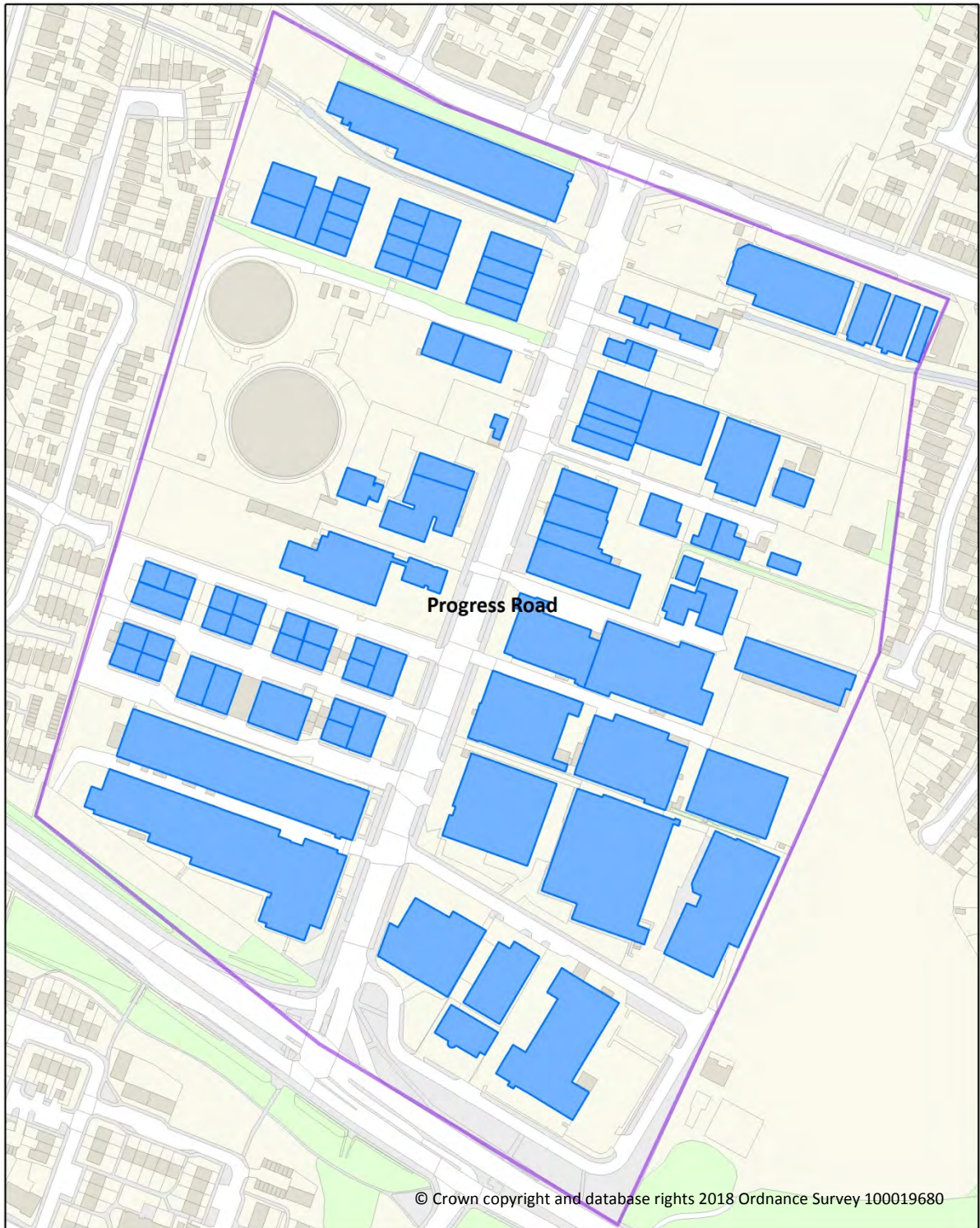
Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
DEM MOT testing	211	
Gary Hepburn MOT	144	
Soltec	241	
Vacant	123	
A. Howe Light engineering	135	
Vacant	57	
Name Unknown	77	
Panel Beating	88	
Vacant	149	
German Car	136	
Trailer Training	69	
German Car	68	
Name Unknown	41	
Name Unknown	33	
Brakes & Things	153	
Name Unknown	35	
Name Unknown	33	
Name Unknown	45	
Name Unknown	45	
Insect	42	
DEM MOT testing	62	
W.B Lemon Fencing	28	
W.B Lemon Fencing	157	
Total footprint area		2172
Of which in B-class use		2172
Total vacant footprint area		487

Progress Road

Map of premises surveyed



- Premises Surveyed
- Employment Area



Site Details

Site Name	Progress Road
Site Address	Progress Road, SS9 5PR
Survey Date	November 2017

Site Description

Site Area	21.4ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (November 2017)

Use Class	Number of units present	Proportion of total
B Class	72	80%
Non-B Class	11	12.2%
Vacant	7	7.8%
Total Number of Units	90	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Progress Road, leads onto the A127
Parking	Adequate
Rail Access	None
Bus Routes	8 routes running along Rayleigh Road into Southend and neighbouring Rayleigh.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		100%			

Quality of Buildings

Very Good	Good	Poor	Very Poor
	25%	75%	

On-site amenities

Convenience retail, café, restaurant (Tesco, Lidl, KFC)

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to a limited range and quantity of basic services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Road, Employment uses and a Church to the north of the site on Rayleigh Road

Contaminated Land

Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)
Borough Finisher of Plastics	3755
Lidl	2011
Formula One Autocentre	486
Hometec	468
The Lock & Glass Shop	233
Porta tools	321
Re-cycle centre	146
Re-cycle centre	147
Peach Motors	175
Vacant	147
M2 Products (foam)	1255
Romar Process Engineering	1299
Essex Mustang	318
Melmack Ltd	135
S&D Engineering	376
Lincoln Batteries	189
Lincoln Batteries	265
Regency Veneers Ltd	496
UK Systems	468
Ultimate Hair & Beauty Co Ltd	1529
Allied Foods	1240
Griffiths & Hood Veneered Panels	2575
W& H Engineering	2050
Threemet Kitchens + Adams Joinery	2144
Name Unknown	1780
Forefront contracting	2744
Dragon Storage	4039
Jegs	2525
Mercedes-Benz	2669
Edmundson Electrical	1035
KFC	570
Safe-Store	1892
MK Honeywell	9328
Newcroft Training Services	1898
Original Sports	369
Alpine Tools Ltd	181
Name Unknown	188
Gym	196
Vacant	186
Vacant	183
Name Unknown	182
S-tech	188
P.C.L	370
SSC	368
Longs Packaging	736
Scales and Fangs	187
Progress Road Service Centre	364
Enterprise Rent A Car	87

SIG roofing	546	
Tool Station	433	
Sally Hair & beauty	287	
Crown Decorating centre	294	
Excel Fitness Gym	288	
ASE	190	
ProTen	190	
ProTen	191	
ARCA Training Centre	190	
ASE	381	
ARCA Training Centre	190	
Kitchencraft	190	
Platinum Batteries	477	
Platinum Batteries	476	
Connections at Home	192	
Broadgate Paper	371	
Fuud	192	
Vacant	192	
Connections at Home	192	
SIG roofing	356	
Adams & Sons Finance	1120	
Sprint comms	392	
ABLE	344	
Bike-wise	176	
Yester oak	170	
Eastwood Valeting Service	199	
Eastwood Valeting Service	197	
Infotect Consulting	183	
DS autos	388	
Gap	1235	
Vacant	433	
Guardian	517	
All-specs	496	
Southend upvc	293	
New Style	256	
Woodys Café	227	
James Hand Car Wash	609	
Vacant	166	
Fuel Nourish	181	
Car Body Repair Centre	187	
Jab Autos	168	
Montaini Autos	194	
Total footprint area		68442
Of which in B-class use		62845
Total vacant footprint area		1489

Rosshill Industrial Park

Map of premises surveyed



- Premises Surveyed
- Employment Area



Site Details

Site Name	Rosshill Industrial Park
Site Address	Sutton Road, SS2 5PZ
Survey Date	20/09/2017

Site Description

Site Area	1.1ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	26	83.8%
Non-B Class	0	19.4%
Vacant	5	16.1%
Total Number of Units	31	100%

Access

Closest trunk road (Name and Distance)	A1159, which leads onto the A127
Road Access (suitable for HGVs?)	From Sutton Road. Access suitable for HGVs, although would have difficulty navigating the site
Parking	Adequate
Rail Access	None
Bus Routes	4 routes available from Sutton Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		75%		25%	

Quality of Buildings

Very Good	Good	Poor	Very Poor
	50%	50%	

On-site amenities None

Broadband infrastructure ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses Industrial, Cemetery & Crematorium, Greenbelt, Fire Station

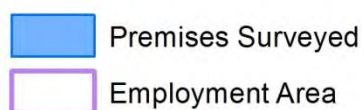
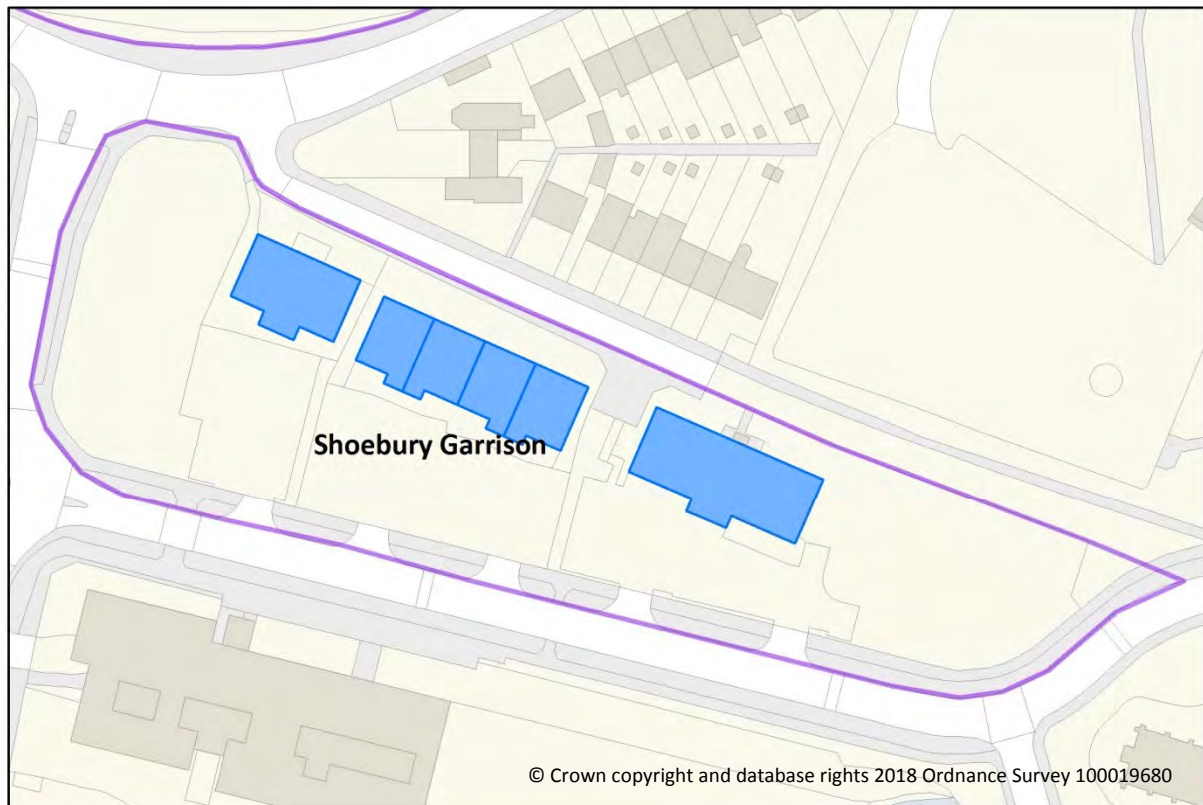
Contaminated Land Site not on contaminated land (some small spots of contaminated land are evident)

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Hart Wholesale	125	
Hart Wholesale	126	
Hart Wholesale	125	
Hart Wholesale	125	
Hart Wholesale	124	
Classic Sign Company	129	
Classic Sign Company	127	
Solo Kitchens and Bedrooms	130	
Solo Kitchens and Bedrooms / Pink Hygiene	126	
Vacant	126	
Brunel Computer Services	217	
Cornel DC developments	94	
Rainbow International	95	
Hart Wholesale	96	
E Bedini & Sons	95	
Sign Shop	91	
Unknown	94	
Creative Services	90	
Vacant	95	
Southend Timber	105	
Southend Timber	52	
Southend Timber	58	
Vacant	127	
Unknown	128	
Rose Kelly Furniture Ltd.	131	
Vacant	135	
Rocburn Windows	120	
Vacant	132	
Evil Empire Performance	131	
Blueline Trailer	131	
PH Jones	131	
	Total footprint area	3611
	Of which in B-class use	3611
	Total vacant footprint area	615

Shoebury Garrison

Map of premises surveyed



Site Details

Site Name	Shoebury Garrison
Site Address	New Garrison Road, SS3 9Bt
Survey Date	22/09/2017

Site Description

Site Area	0.9ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input checked="" type="checkbox"/> Other – Office Location

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	1	16.7%
Non-B Class	1	16.7%
Vacant	4	66.7%
Total Number of Units	6	100%

Access

Closest trunk road (Name and Distance)	B1016
Road Access (suitable for HGVs?)	New Garrison road, leads to other roads, before meeting the A13
Parking	Good
Rail Access	Shoeburyness Station
Bus Routes	Number 9 Runs along Ness Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
					100%

Quality of Buildings

Very Good	Good	Poor	Very Poor
100%			

On-site amenities	Convenience retail (Sainsbury's)
Broadband infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to a range of services

Quality of environment for current uses

<input checked="" type="checkbox"/> Very Good	<input type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses	School, Residential, Industrial
Contaminated Land	Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Vacant	133	
Onecom	436	
Vacant	133	
Vacant	131	
Vacant	136	
Sainsbury's	267	
	Total footprint area	1236
	Of which in B-class use	969
	Total vacant footprint area	533

Short Street

Map of premises surveyed



Site Details

Site Name	Short Street
Site Address	Short Street, SS2 5BY
Survey Date	22/09/2017

Site Description

Site Area	4ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	9	64.3%
Non-B Class	4	28.6%
Vacant	1	7.1%
Total Number of Units	14	100%

Access

Closest trunk road (Name and Distance)	B1015
Road Access (suitable for HGVs?)	Access from the South only, suitable for HGVs
Parking	Good
Rail Access	Southend Victoria Station, Prittlewell Station
Bus Routes	4 routes from adj Stadium Greyhound Way stop, accessible from Southend Victoria Bus Interchange.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		20%	40%	40%	

Quality of Buildings

Very Good	Good	Poor	Very Poor
	75%	25%	

On-site amenities

None

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to Town Centre services.

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Residential, Industrial, Rail

Contaminated Land

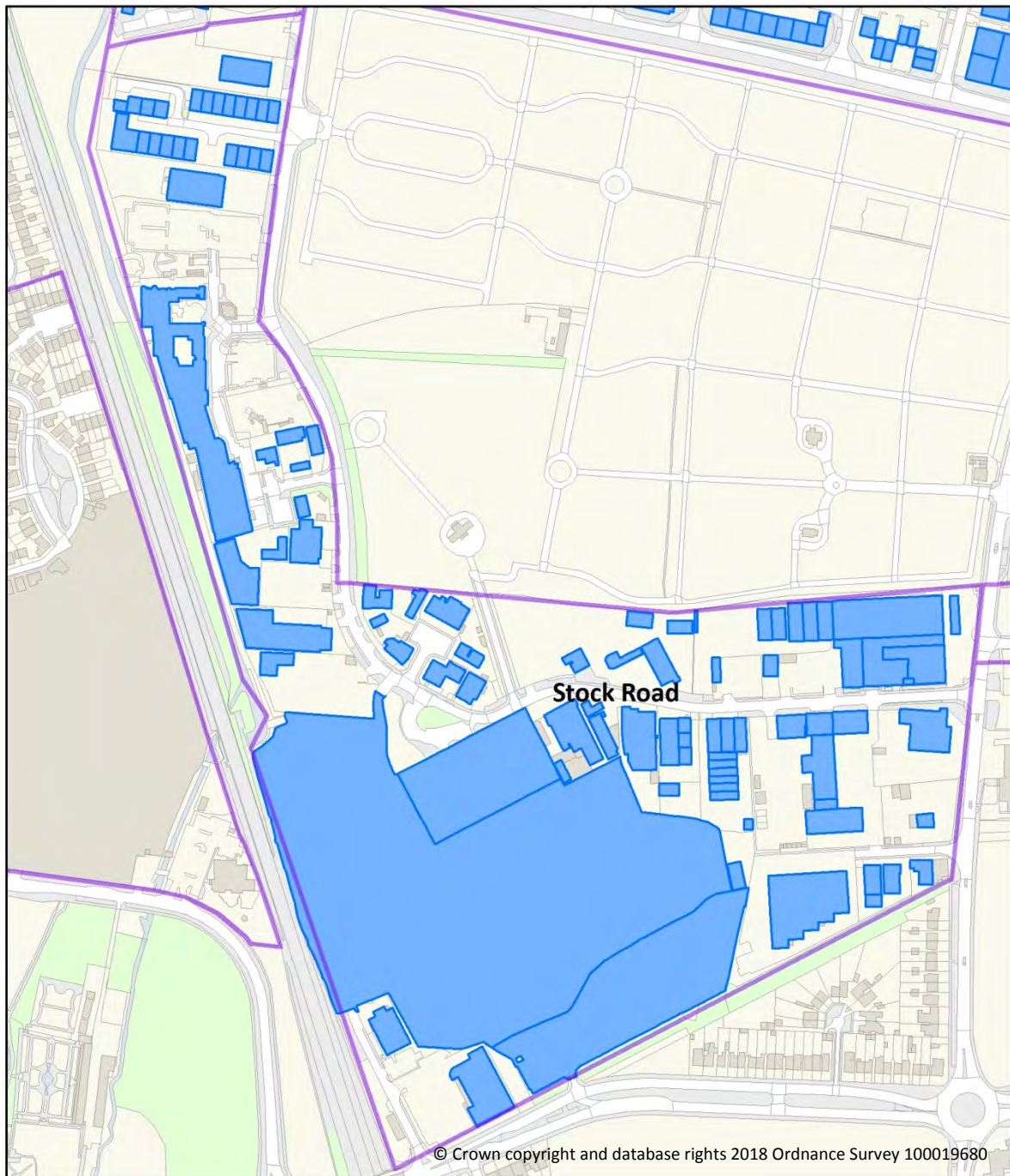
Patches of contaminated land (roughly 50% contaminated). These do not however fall underneath the modern development of the new business park area just south of the Arriva bus depot.



List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Post Office	6058	
Arriva	1533	
Council Depot	799	
6 Red Squares	182	
The Business Supply Network	254	
Urban Print & Design	366	
Urban Print & Design	366	
Vacant	273	
NHS	253	
Yoga Factory	155	
Unknown	156	
ERG Facilities Ltd.	254	
Urban Print & Design	367	
South Essex College – Xtreme Studios	321	
	Total footprint area	11337
	Of which in B-class use	9075
	Total vacant footprint area	273

Stock Road

Map of premises surveyed



-  Premises Surveyed
-  Employment Area



Site Details

Site Name	Stock Road
Site Address	Cedar Park, Stock Road, SS2 5PT
Survey Date	20/09/2017

Site Description

Site Area	21.3ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	68	70.8%
Non-B Class	7	7.3%
Vacant	11	11.5%
Total Number of Units	96	100%

Access

Closest trunk road (Name and Distance)	A1159, Good access to the A127
Road Access (suitable for HGVs?)	Good Access to the site from Stock Road. Suitable for HGVs
Parking	Adequate
Rail Access	None
Bus Routes	4 routes from Sutton Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		92%	5%	2%	1%

Quality of Buildings

Very Good	Good	Poor	Very Poor
	80%	20%	

On-site amenities

None

Broadband

ADSL, ADSL2+, Fibre Optic

infrastructure

Neighbouring Amenities

Close to one or two services

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
------------------------------------	------------------------------------------	-------------------------------	------------------------------------

Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

Neighbouring Uses

Residential, Rail, Industrial, Cemetery

Contaminated Land

The site is on contaminated land, expect for the eastern extend up to the edge of the sui generis uses.

List of Occupiers

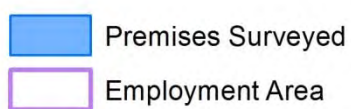
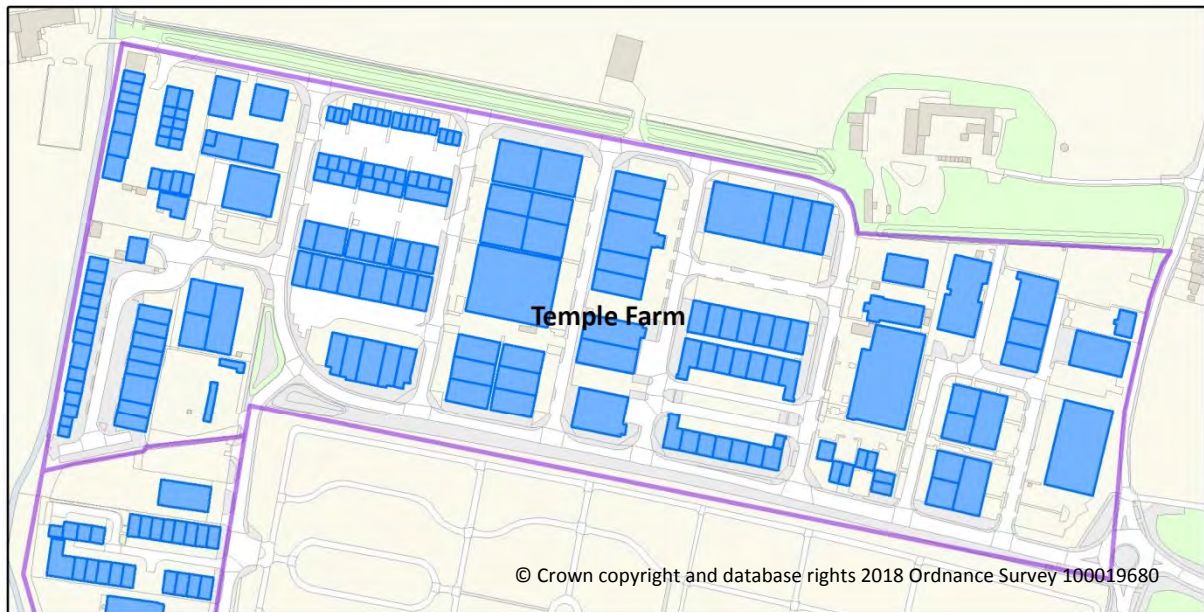
Unit Occupied by;	Floorspace (footprint)
St Anns Manufacturing Co Ltd	2524
Gray electrical	268
Johnstone's Decorating Centre	261
Davis Construction	233
Steve's Self Hire	126
Medlock / Lightplan	744
J&C	130
Screwfix	908
Kranzle	325
Toolstation	426
Fencing Centre	976
Prestige Bodyworks J.d Ltd	135
W+H Roads	675
Melburn MOT centre	131
Leigh Baxter Associates Ltd.	133
Vacant	130
Thundersley Joinery	137
Premier Metals	132
Vacant	130
Chips Away	135
Redline Industrial Supplies Ltd.	122

SWM services	120
Helpful bathrooms showroom	404
Abbey Marble	142
Abbey Marble	138
Car repair	154
Flo Fix	123
Vacant	82
SSL Souvenirs & gifts Ltd.	142
Twilight Memorials	142
Alloy Wheel Repair	141
Perry's Bodyshop	142
Sunray Auto Repairs	139
Vacant	146
W+H Roads Ltd	979
Hardy's	1515
Hadleigh Salvage / Skips 4 U	326
Olympus Keymed	5209
Hardy's	991
Protocon	653
Protocon	137
Maplin Timber	75
Vacant	150
CEMEX Cement	208
Sawn tone	192
General Engineering	313
Vacant	627
MOT CMC Garage	240
Biffa	195
K&S	291
Vacant	357
Unknown	98
Solopress	982
Solopress	106
Solopress	329
currently vacant but owned by solopress	1056
Name not known	134
Kitchen Base	473
Body Shop	105
Name not known	100
Name not known	119
Premier Screen Printing	226
Twisted Metal	249
Car repair	251
Vacant	127
Vehicle up	123
Car repair	124
L&P auto	116
Vacant	131
Swan body work	132
Name unknown	52

Name Unknown	202
UK Power Networks	368
Jewson	1261
Not surveyed	34
SIG	114
Stock Road MOT	170
MOT + car repair	243
MOT + car repair	243
Direct Bathrooms	2386
Chaadwick Joinery	328
Caten	315
Direct Heating and Pumping Merchants	1257
Mead Foam Ltd	596
Formula One Autocentres	930
Fabri Cake	35
Caten	313
Clean Park	187
Household Waste Recycling Centre	6341
Central Cleansing Depot	10723
Southend Sewage Works	51599
Aldi	1426
Name Unknown	633
Hardy's	196
MOT centre	76
St Anns Manufacturing Co Ltd	110
Total footprint area	108373
Of which in B-class use	37363
Total vacant footprint area	3034

Temple Farm

Map of premises surveyed



Site Details

Site Name	Temple Farm
Site Address	Tailor Ct, SS2 5SX
Survey Date	20/09/2017

Site Description

Site Area	18.8ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	147	80.8%
Non-B Class	5	2.7%
Vacant	30	16.5%
Total Number of Units	182	100%

Access

Closest trunk road (Name and Distance)	A1159, good access to the A127
Road Access (suitable for HGVs?)	Chandlers Way, Stock Road – suitable for HGVs
Parking	Adequate provision
Rail Access	None
Bus Routes	4 routes from Sutton Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		75%	25%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	75%	25%	

On-site amenities Café, Gym

Broadband infrastructure ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities Close to one or two services

Quality of environment for current uses

☐ Very Good ☒ Good ☐ Poor ☐ Very Poor

Environment appropriate for current uses?

☒ Yes ☐ No

Neighbouring Uses Cemetery, Greenfield Land, Rail, Road

Contaminated Land Site mostly on contaminated land, expect for the; Olympus Medical Device Manufacturing Centre; the Kestrel Printing; and Mainframe Communications buildings.

List of Occupiers

Unit Occupied by;	Floorspace (footprint)
GLP Air Conditioning	114
Ideals GB Ltd	115
Copley Electrical	115
JJ Auto Services	113
Gemini Windows Ltd.	225
XS Aviation Ltd.	254
Metalsmith Steel Ltd.	241
Vacant	136
Harpers Fish Merchants	67
Rochford Joinery	68
Gemini Windows	67
Inbox Technical Ltd.	67
ETB instruments Ltd.	119
SK signs & labels Ltd.	115
Vacant	120
Vacant	117
Geoff Keane Carpets	136
Lighting	68
Mobility Solutions South Ltd.	68
Vacant	68
Bratherton Microwave	70
Chawkwell Auctions	485
Olympus Keymed	535
Fulton Paper	453
Alteck	284
PGR Timber Merchants	1133
Gym	373
JSQ Ltd.	81
CPF Leisure	122
Merlin Transfers Ltd	123
Vacant	124
Insight Designs	122
Elite Integrated Security	119
CPF leisure	130
Vacant	97
Brett Concrete	253
Alteck	228
Rossi	456
Bondlabels	934
CPF leisure	244
Battle Foam	229
A J Howard Industrial Supplies	467
Bar Fittings	237
Bar Fittings	237
Vacant	239
Essex Supplies	231
Vacant	246
Worth & Co Blinds Ltd	102

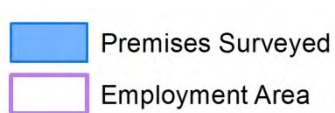
Vacant	62
Vacant	62
Surgical Holdings	123
Surgical Holdings	217
Global Product Sourcing Services	113
Barrington Mail Order	111
Altex	519
Floral Sundries	319
Ruark	372
Aviation Spares	354
Formara Printers	309
ESL tech group	261
ESL tech group	267
Name not known	318
South Essex Fasteners	399
Vacant	404
Altex	315
Electrical Centre	263
Britannia Safety Ltd.	253
Icarus	422
Icarus	205
Force 500	212
West country wholesale	210
Waverley brownall	207
Waverley brownall	214
Waverley brownall	197
Waverley brownall	216
AquaPress	81
BPF Plastics	102
Olympus Keymed / vacant (central unit)	308
Vacant	82
Vacant	102
Unknown	81
Vacant	81
Vacant	104
Unknown	80
Vacant	103
Southend Smart	82
BD Joinery	105
MAH builders	80
BD Joinery	103
Motor and Armature Ltd	82
Vacant	75
Paul Acreman	84
Wine	83
EJS Motors	80
Vacant	50
Vacant	50
U Spanner	51
Vacant	63

Polishers Ltd.	63
MOT/vehicle repairs	59
Vacant	60
Vacant	60
AES	62
American Automatics	61
Rayleigh Mowers	60
Rayleigh Mowers	63
Essex Commercial Components Ltd	63
Essex Commercial Ltd	63
Vacant	54
Aqua Blasting	53
Linley & Son	54
DRS Heating & Plumbing	502
Plumbing supplies	510
Safwat Cars	496
Classic Cars	499
Vacant	486
Formara Print	934
Olympus Keymed	912
Vacant	494
Olympus Keymed	731
Olympus Keymed	556
Olympus Keymed	757
Olympus Keymed	566
Olympus Keymed	3007
Friths	779
Friths	754
Sancto International	1099
WF Senate	520
Howdens	538
Vacant	543
Climatec (uses some of unit 142 floorspace)	542
Howdens	1125
Vacant	256
Essex Injection Mouldings	194
Carlton Kitchens	189
AMP Doctor	190
SMD / Delphi Auto	190
Premier Corporation	186
Nasco	196
Brooklyn Accountants	69
Temple Farm Cafe	313
MOT	235
Essex Injection Mouldings	242
Digby	308
Wheel alignment	238
Estuary Plant Ltd	240
Joinery	242
Vacant	279

Alutec	291	
Climatic Home	294	
The MOT centre	281	
Alutec	261	
Eurocell	294	
Rayleigh Glass	265	
Vacant	545	
Climatec	537	
Climatec	1612	
Climatec	530	
Lucy&Co	125	
Mainframe Comms Ltd.	669	
Vacant	419	
Plumb centre	406	
Kestrel Printing Ltd.	589	
FMS	789	
Friths Packaging	2297	
Kier	146	
Newey and Eyre	786	
Timewise	113	
Peters	94	
Auto Accident Claims	92	
Global net	111	
Prime Property Management	116	
NAS	1005	
Unit 6, name unknown	1462	
Euro Group UK	911	
Euro Group UK	474	
Emersons electrical	449	
Gateway House	233	
Newline Cleaning Centre	403	
Newline Cleaning Centre	398	
Olympus Keymed	2912	
Cumberland Packaging	453	
Total footprint area		60837
Of which in B-class use		59101
Total vacant footprint area		5581

Terminal Close

Map of premises surveyed



Site Details

Site Name	Terminal Close
Site Address	SS3 9BN
Survey Date	22/09/2017

Site Description

Site Area	1.45ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	10	66.6%
Non-B Class	2	13.3%
Vacant	3	20%
Total Number of Units	15	100%

Access

Closest trunk road (Name and Distance)	A13/B1016
Road Access (suitable for HGVs?)	Adequate for current uses, not HGVs.
Parking	Adequate
Rail Access	Shoeburyness Station
Bus Routes	Numbers 4A, 9 and 14 from opposite Shoeburyness Railway Station

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		100%			

Quality of Buildings

Very Good	Good	Poor	Very Poor
	25%	75%	

On-site amenities None

Broadband infrastructure ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities Close to a town centre with a wide range and quantity of services

Quality of environment for current uses

☐ Very Good ☒ Good ☐ Poor ☐ Very Poor

Environment appropriate for current uses?

☒ Yes ☐ No

Neighbouring Uses Residential, Rail, Road

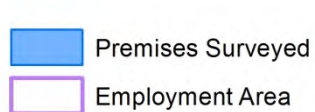
Contaminated Land Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
Estuary Automation Ltd	317	
Ballantyne Edwards	341	
Essex Stars	382	
Essex Stars	416	
Unknown	455	
World Range	498	
Vacant	288	
Vacant	185	
Southend total Engineering	186	
Akeron Plastics/Lighting	253	
The Garage	316	
Shoebury Confectionery Ltd	171	
Shoebury Confectionery Ltd	215	
Unknown	299	
Shoebury confectionery Ltd	235	
	Total footprint area	4557
	Of which in B-class use	3759
	Total vacant footprint area	772

Thanet Grange

Map of premises surveyed



Site Details

Site Name	Thanet Grange
Site Address	Thanet Grange, SS0 0EJ
Survey Date	October 2017

Site Description

Site Area	5.4ha
Policy Designation	Existing Site

The site is best described as a:

<input checked="" type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input checked="" type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	1	100%
Non-B Class	0	0%
Vacant	0	0%
Total Number of Units	1	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Good with almost direct access onto the A127
Parking	Good
Rail Access	None
Bus Routes	9, 18, 174 from Eastwoodbury Lane/Nestuda Way.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
				100%	

Quality of Buildings

Very Good	Good	Poor	Very Poor
100%			

On-site amenities

None

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to a major superstore (Tesco)

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Retail, Airport, Hotel, Restaurant

Contaminated Land

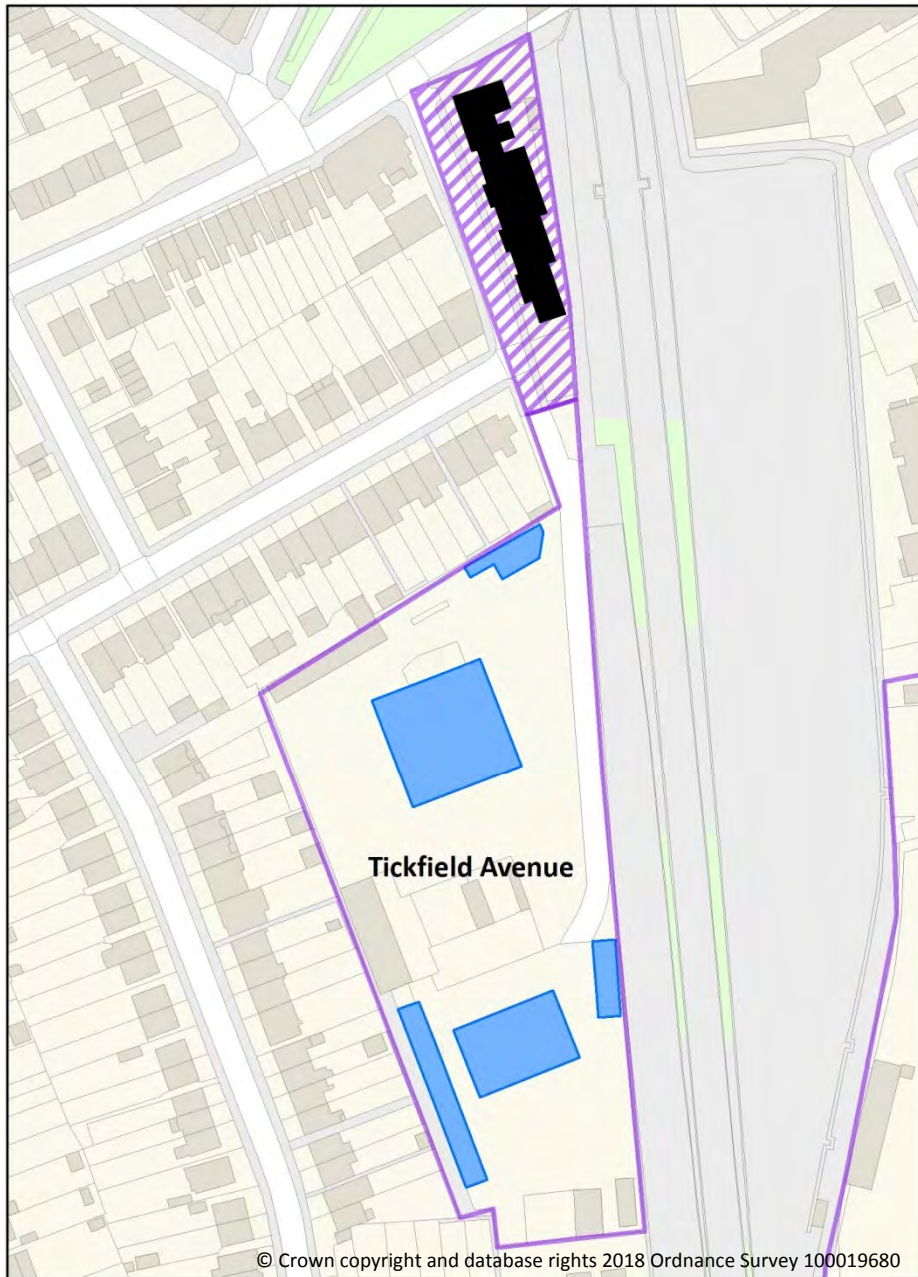
Site not on contaminated land





List of Occupiers

Unit Occupied by;	Floorspace (footprint)
RBS	7588

Tickfield Avenue

Map of premises surveyed³



-  Premises Surveyed
-  Employment Area
-  Proposed Removal of Employment Area Designation
-  YMCA school



³ For the purpose of this survey the school to the north of the employment area has not been included and is recognised as an area of de-designation.

Site Details

Site Name	Tickfield
Site Address	Tickfield Avenue, SS2 6LL
Survey Date	20/09/17

Site Description

Site Area	1.4ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input type="checkbox"/> Established commercial area, with residential area nearby
<input checked="" type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2017)

Use Class	Number of units present	Proportion of total
B Class	5	100%
Non-B Class	0	0%
Vacant	0	0%
Total Number of Units	5	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Adequate for current uses, onto Tickfield Avenue. Unsuitable for HGVs
Parking	Good
Rail Access	Prittlewell Station
Bus Routes	10 routes along Victoria Avenue

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
			100%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	75%	25%	

On-site amenities

None

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Close to local pub, shops and railway station

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

Neighbouring Uses

Residential, Railway line to east

Contaminated Land

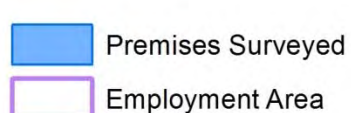
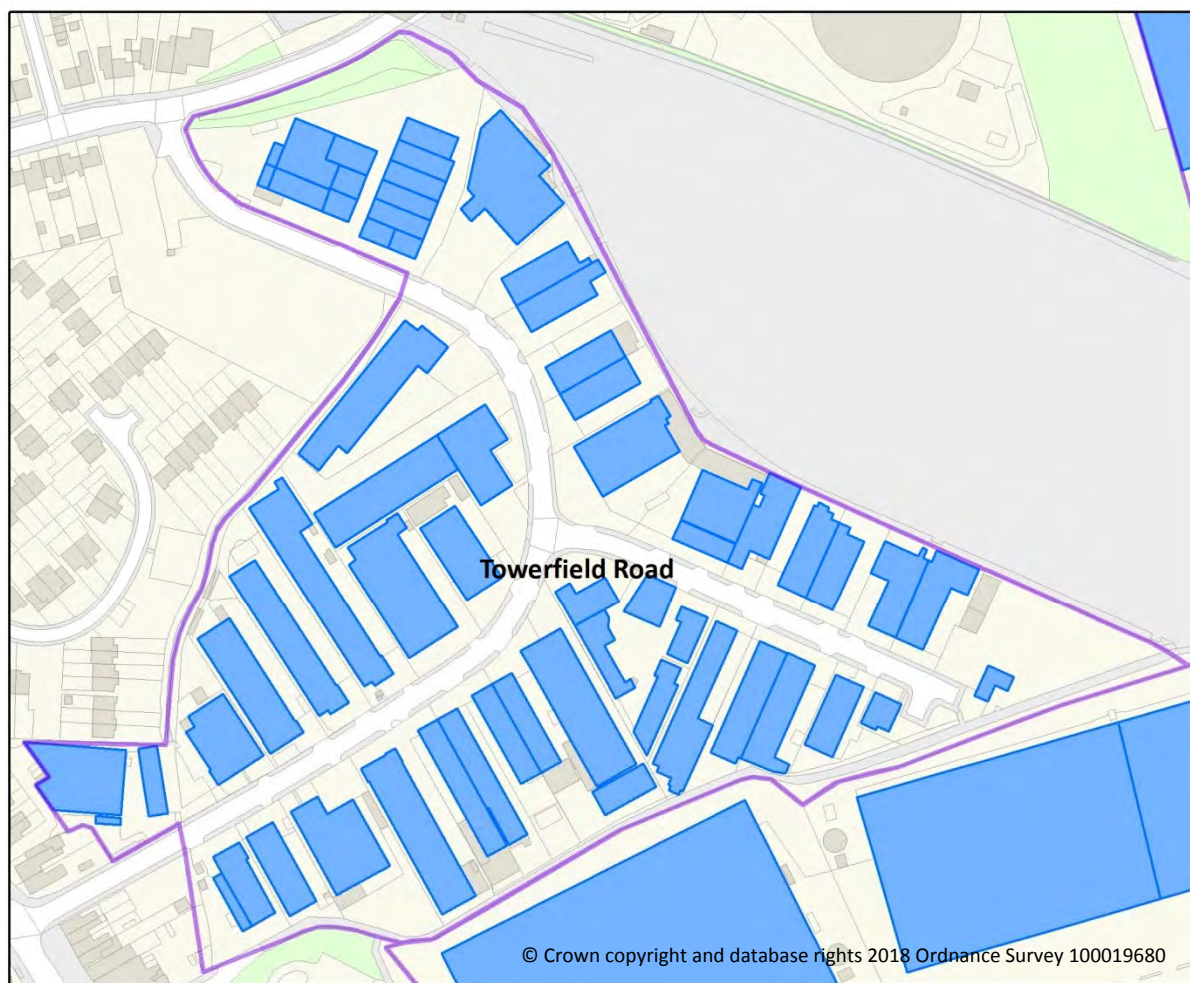
Site wholly on contaminated land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)	
TD Transport	293	
The Tickfield Centre	908	
Autorama	524	
MOT centre	117	
APCOA Parking Depot	128	
	Total footprint area	1970
	Of which in B-class use	1970
	Total vacant footprint area	-

Towerfield Road

Map of premises surveyed



Site Details

Site Name	Towerfield Road
Site Address	Towerfield Road, SS3 9QP
Survey Date	13/10/2017

Site Description

Site Area	7.2ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	52	86.7%
Non-B Class	1	1.7%
Vacant	7	11.7%
Total Number of Units	60	100%

Access

Closest trunk road (Name and Distance)	A13
Road Access (suitable for HGVs?)	Access from Elm Road. Suitable for HGVs
Parking	Adequate
Rail Access	Shoeburyness Station
Bus Routes	Number 9 runs along Ness Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		80%	10%	10%	

Quality of Buildings

Very Good	Good	Poor	Very Poor
	25%	75%	

On-site amenities

Gym, Natural food shop

Broadband infrastructure

ADSL, ADSL2+, Fibre Optic

Neighbouring Amenities

Local shops, services and take away on Ness Road.

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Close to a limited range and quantity of local services

Contaminated Land

Site wholly on contaminated land

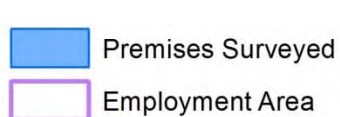
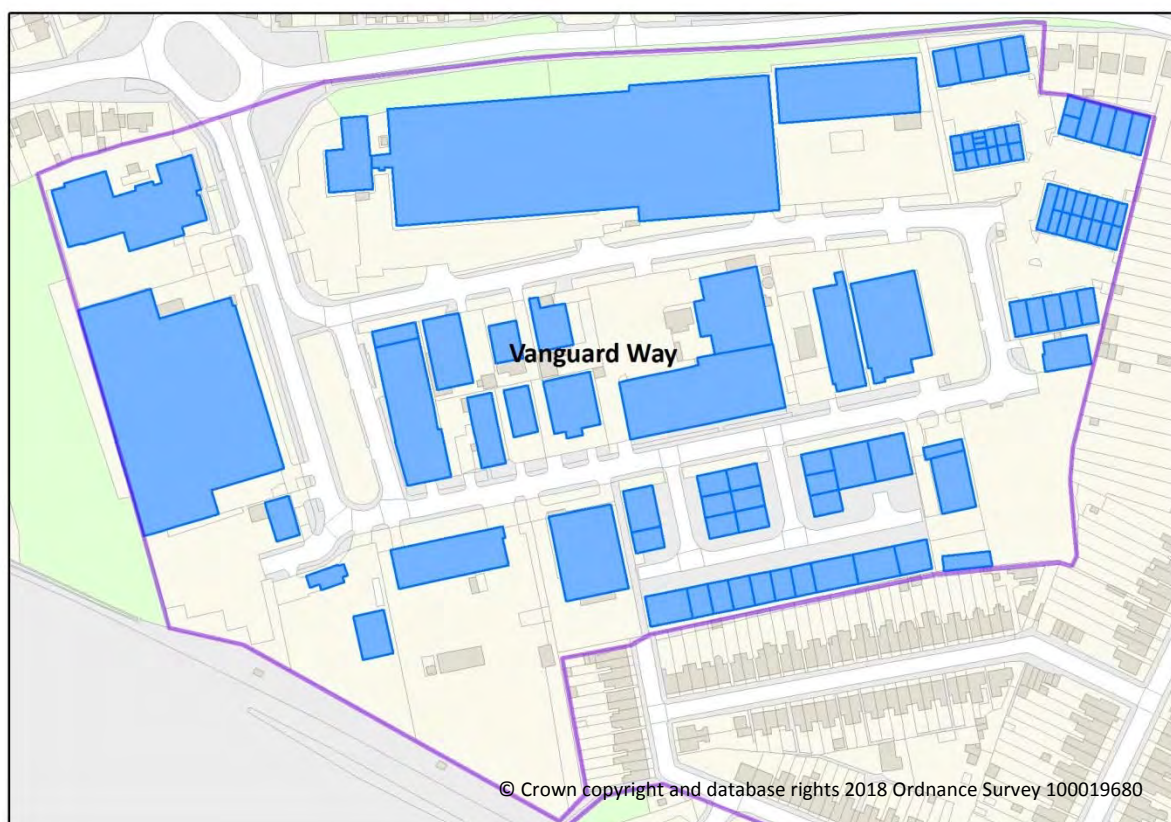
List of Occupiers

Unit Occupied by;	Floorspace (footprint)
Stop Shops / Imanezprint	356
Insight	438
G&M Roofing	1031
Unknown	515
Ultimate 3D Logistics	521
PNC Logistics	382
Aircraft Component services	364
EGL Homecare	1391
Sharp Aviation	190
Leigh Scaffolding	302
G.E.T	789
La Riche	575
La Riche	594
Ray Brook Ltd	374
Cube Design	151
Service Garage	377
Printers (Name Unknown)	429
DB Print and Design	547
RPA Multi Form Ltd	865
AMJ Precision Engineering	369
AMJ Precision Engineering	364
Sovereign	418
TCL & S+S	384
Sovereign Timber	1193
Crop Aid	211
Herve Engineering Ltd	830
Unknown	831
Ewo Media	1165

Ewo Media	945	
Ewo Media	1188	
Kingsbury Screens	298	
Unknown	832	
A J Towelling	98	
OLLU	101	
Brookmore Ltd.	201	
Vacant	195	
Vacant	202	
Vacant	212	
Green Light Print Solutions	41	
Aspect Cooling	40	
Towerfield Plating	492	
Ipeco	600	
Advanced Protective Packaging	1084	
LSJ Steel Engineers	577	
Shoebury Tyre Auto	191	
Vacant	111	
Vacant	218	
Unknown	124	
Wetsuits Galore	435	
Rikki Cann – Aston Martin	558	
Vacant	513	
Orchid	199	
Vacant	111	
Aircraft Components Ltd	260	
Leigh Scaffolding	247	
PFS	629	
SBS Secure Box Service	212	
Eazystore	101	
SBS Secure Box Service	876	
SBS Secure Box Service	30	
	Total footprint area	27877
	Of which in B-class use	27439
	Total vacant footprint area	1562

Vanguard Way

Map of premises surveyed



Site Details

Site Name	Vanguard Way
Site Address	Sutton Road, SS3 9RA
Survey Date	13/10/2017

Site Description

Site Area	10.6ha
Policy Designation	Existing Site

The site is best described as a:

<input type="checkbox"/> Out of Town Office Campus	<input type="checkbox"/> Town Centre
<input type="checkbox"/> High Quality Business Park	<input type="checkbox"/> Incubator/SME Cluster Site
<input type="checkbox"/> Research and Technology/Science Park	<input type="checkbox"/> Specialised Freight Terminals
<input type="checkbox"/> Warehouse/Distribution Park	<input type="checkbox"/> Sites for Specific Occupiers
<input checked="" type="checkbox"/> General Industry/Business Area	<input type="checkbox"/> Recycling/Environmental Industries Sites
<input type="checkbox"/> Heavy/Specialist Industrial Site	<input type="checkbox"/> Other – Storage

Location Character

<input type="checkbox"/> Well established commercial area
<input checked="" type="checkbox"/> Established commercial area, with residential area nearby
<input type="checkbox"/> Mixed commercial and residential area
<input type="checkbox"/> Mainly residential with few commercial uses
<input type="checkbox"/> Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (October 2017)

Use Class	Number of units present	Proportion of total
B Class	84	90.3%
Non-B Class	1	1.1%
Vacant	8	8.6%
Total Number of Units	93	100%

Access

Closest trunk road (Name and Distance)	A13
Road Access (suitable for HGVs?)	Vanguard way, from Elm Road. Suitable for HGVs
Parking	Adequate
Rail Access	Shoeburyness Station
Bus Routes	Routes 4A, 9 and 14 depart from Shoeburyness High street. Routes 1, 7, 8 and 509 can be found along Ness Road.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		60%	20%	20%	

Quality of Buildings

Very Good	Good	Poor	Very Poor
%	25%	75%	

On-site amenities

Broadband infrastructure

Neighbouring Amenities

Quality of environment for current uses

<input type="checkbox"/> Very Good	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor
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Environment appropriate for current uses?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Neighbouring Uses

Contaminated Land

List of Occupiers

Unit Occupied by;	Floorspace (footprint)
The perfect Tribute	64
ERW Bright Steels	1406
Hythehopes Ltd	144
Prime Products	151
Balanced Training	149
Fides M+P	148
Intelico Grouo	63
Cookie	119
Ventam Systems Ltd	121
Unknown	240
Vacant	118
Vacant	116
Green Rooms UK	119
Nationwide Lifting Solutions	118
Vacant	115
Vacant	114
RS Automotive	236
RS Automotive	234
Unknown	181
Mansion	130
Vanguard Auto Services	362
Luna UK Ltd	291
Vacant	294
Roach sprayers	112
Goodwin Motors	119
Vacant	116
Unknown	120
Unknown	115
Essex Textiles	118
Essex Auto Finishing	124
Quality Seeds	118
Vacant	120
John James	245
Bright Steel	1133
RG Wylie	641
Solo Sprayers	1804
Gifford specialised Coating	229
Gifford	115
Vacant	1003
Paxman Joinery	489
Mr Fencing	287
G.T.T.	199
STS	213
Model Technics	327
Towerfield Plating	476
G.E.T / EGL	897
Imperial Metal Recycling	254
RVS Fencing	115

Shoebury Vehicle services	182	
SES and IMS	1622	
Unitruc Logistics	815	
I.T.A instruments	109	
Home Instead Senior Care	109	
Acrchigram Archives	109	
The Aspire Project	109	
Relish	109	
Fans and Ventilation Ltd	124	
Recognition Express Essex	129	
SES South Essex Stockholder	8740	
IMS Industrial Metal Services	5811	
Reception Unit A Seedbed Centre	99	
IMS	489	
Unknown	905	
Audio Wave Ltd	49	
Sundried	50	
Addison Publications Ltd	46	
Royal Mencap Society	43	
Johnsonit / Square Cube	45	
Adam Hall Ltd	43	
Keber Welding	46	
FGH Ironmongery Ltd	49	
Hwami Studio	40	
Front Row	45	
Physio World	40	
Conference room	38	
Match 2 Ltd	42	
Elan Express Couriers	35	
R&Y Tyres Removals	37	
Deep Blue Cleaning	38	
Effectco	33	
C.C Optical	37	
C.I. Jewellers	41	
The School of Photography	36	
L.D. Systems	45	
Evolution Fuels	35	
Parteaz Cakes	31	
All Drive Rentals	13	
Reninsane	12	
Computopia	14	
Essex House Removals	34	
Barry Robins	39	
GET	134	
Mansion	87	
Total footprint area		35260
Of which in B-class use		35220
Total vacant footprint area		1996

