

Survey of Southend's Employment Areas

November 2024

Author: Planning Policy

Context and Background

1.1 Policy CP1 *Employment Generating Development* of the adopted Southend 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 Southend Development Management Development Plan Document (2015) (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.

1.2 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 DM11, Policy Table 8 - Existing Employment Areas

Employment Areas	
1. Employment Growth Areas	2. Industrial/ Business Estates
Shoebury Garrison Progress Road 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

1.3 The South Essex Economic Development Needs Assessment 2017 (EDNA) provided an initial assessment of employment areas in the city. This analysed the suitability of all existing designated employment sites being retained for future employment use. It concluded that all should be 'protected and maintained' or 'protected and enhanced' with the exception of Terminal Close, Grainger Road and Prince Close which should be 'monitored and managed', and Prittle Brook Industrial Estate, which it noted was no longer in B-class employment use having been redeveloped (predominantly for housing).

1.4 Further analysis in the Southend Employment Release Topic Paper 2021¹, indicated the continued underperformance of Terminal, Grainger and Prince Close for industrial uses and their potential to be de-designated from employment, to allow for regeneration including potential to provide for housing. It also noted that Prittle Brook Industrial Estate had been redeveloped. In addition, the paper highlighted that only a small part of the Shoebury Garrison Phase 1 employment area is still occupied by employment uses, with a significant part of the site now in residential use.

1.5 The evidence indicates therefore that there is a case to de-designate these five existing employment areas as part of the emerging local plan, recognising their potential for regeneration, or where redevelopment has already taken place.

1.6 A refresh of the surveys has been undertaken to provide more up to date evidence to support the emerging employment policies within the Local Plan, and these results are presented below. An update to the Southend Economic Development Needs Assessment (EDNA) was also undertaken in 2024 and provides a review and update of the Council's existing economic needs evidence base to inform the preparation of the Local Plan.

¹ [Southend Employment Site Release Topic Paper 2021.PDF](#)

Survey of Employment Areas (2024)

Methodology

- 1.7 On site surveys were carried out for all the premises in each existing employment area during June/ July 2024. The name and perceived use class of each premises/ unit was recorded, and any vacancy noted. The survey data and a map of each Employment Area can also be found in Appendix 1².
- 1.8 For the purposes of calculating the total number of premises falling in a B/E(g) Use Class, where the former use class of a unit was not known, all vacant premises were considered to be a conforming B Class use, owing to them being sited in a designated area.
- 1.9 By using GIS, 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.
- 1.10 There may be discrepancies between earlier surveys and the 2024 surveys, where units have been sub-divided, demolished or where new units have been created.

Survey Results

Proposed Amendments to existing Employment Areas

1.11 Following the recent surveys, five existing designated employment areas are recommended to be released from their employment area designation through the preparation of a new Local Plan (see **Table 2** below, which sets out the reasons for the proposed release). It is considered that releasing these areas from the Employment Area designation addresses where redevelopment for alternative uses has already occurred on all/ part of the site, or where this could allow for future regeneration for those areas that have been identified as having, for example, higher levels of vacancies, poorer quality stock, other limitations that may prohibit future employment use.

Table 2: Existing Employment Areas proposed for release through Local Plan process

Existing Employment Area	Reason for Proposed Released from Employment Area Designation
Prince Close	Half of site now redeveloped for residential. Given context and access, and limited space on site, release from employment area designation could allow for future regeneration ³ .

² The basis for the boundaries of each Employment Area boundaries is defined by the Southend Development Management Document Policies Map (2015).

³ Southend Employment Release Topic Paper (2021)

Grainger Road	The site has higher vacancy rates, limitations in terms of vehicle access/ circulation (particularly for heavy goods vehicles) together with poor stock condition in places. Site justifies release, which could allow potential for other uses as part of a comprehensive approach to redevelopment ⁴ .
Terminal Close	The sites high vacancy rates, with poor stock condition, and would require significant investment, and as such is unlikely to have a long-term employment role and therefore is recommended for release ⁵ , which could allow potential for future regeneration.
Shoebury Garrison Phase 1	<i>A significant part of the site/ existing buildings has been developed/ converted to residential and is no longer in Class B employment uses.</i>
Prittle Brook Industrial Estate	<i>Site has been redeveloped, primarily for residential, together with a supermarket and hospice, and is no longer in Class B employment use. Note – this estate has not been included in the tables below given it has been comprehensively redeveloped.</i>

1.12 Furthermore, the employment area surveys highlight the need to amend the boundaries⁶ of two employment areas - Tickfield Avenue and Comet Way (Table 3) to exclude two areas that are not in employment use. See Map 1: Tickfield Avenue – Proposed Amendment to Employment Area Boundary, and Map 2: Comet Way – Proposed Amendment to Employment Area Boundary. These proposed boundary amendments will be formalised during the production of the Southend Local Plan.

Table 3: Proposed Amendments to existing Employment Areas

Reference	Employment Area	Description of proposed amendment	Reason for proposed amendment
Map 1a - Existing Map 1b - Proposed	Tickfield Avenue	Alteration to the existing Tickfield Avenue Employment Area boundary to exclude the YMCA School (Map 1b).	On review of the employment area and its boundary, it was noted that this area of land is no longer in use for traditional employment purposes (Use Class B) and is unlikely to return to an employment use in the foreseeable future. It is also separated from the main section of the Tickfield Avenue Employment Area by a road.
Map 2a – Existing Map 2b – Proposed	Comet Way	Alteration to the Comet Way Employment Area boundary to exclude the western extent of the	This amendment rectifies a previous mapping error. The area of land removed from the boundary is in residential use, and has been historically, and is not associated with the Employment Area

⁴ Southend Employment Release Topic Paper (2021)

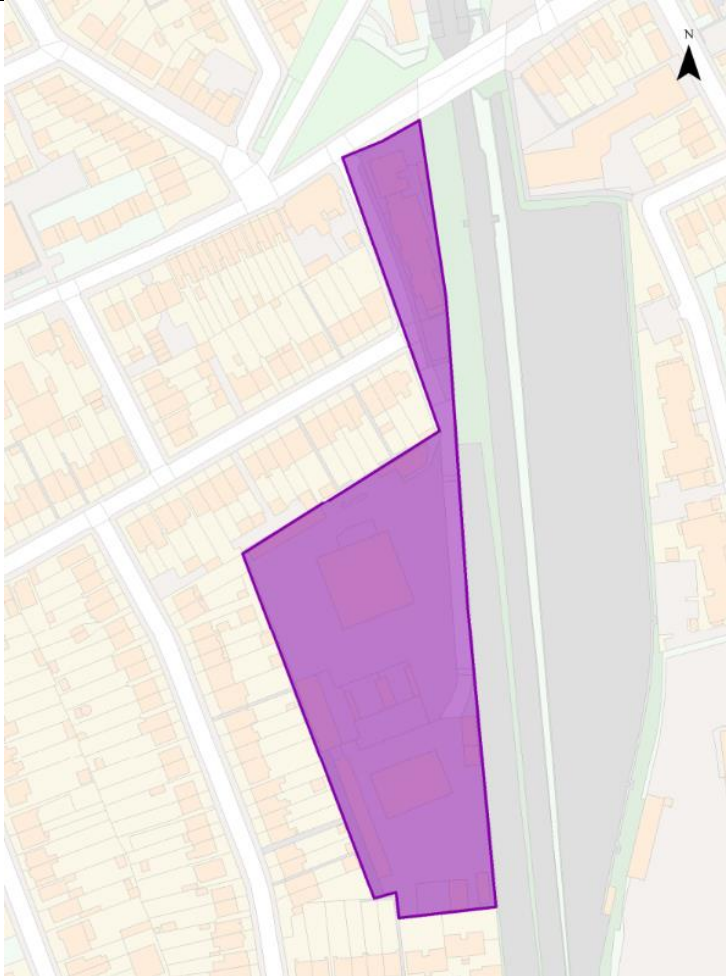
⁵ Southend Employment Release Topic Paper (2021)

⁶ As defined by the Development Management Document (2015)

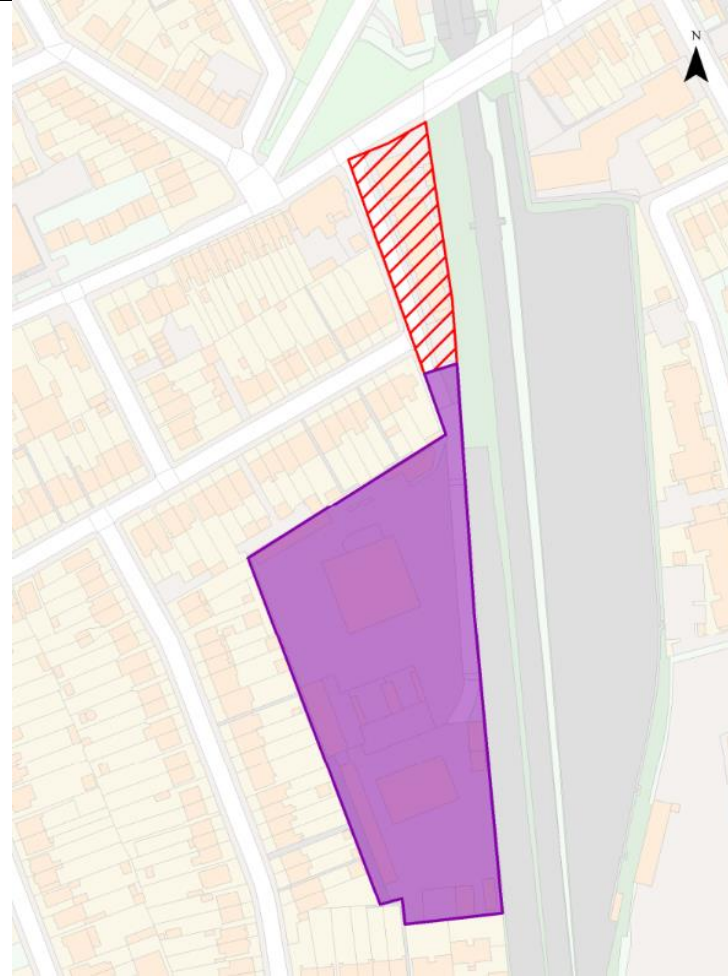
		employment area where residential properties are located (Map 2b).	designation. The amendment therefore allows for a more accurate definition of the employment area boundary.
--	--	--	---

Tickfield Avenue

Map 1a: Tickfield Avenue - Existing Boundary (as defined by Development Management Document, 2015)

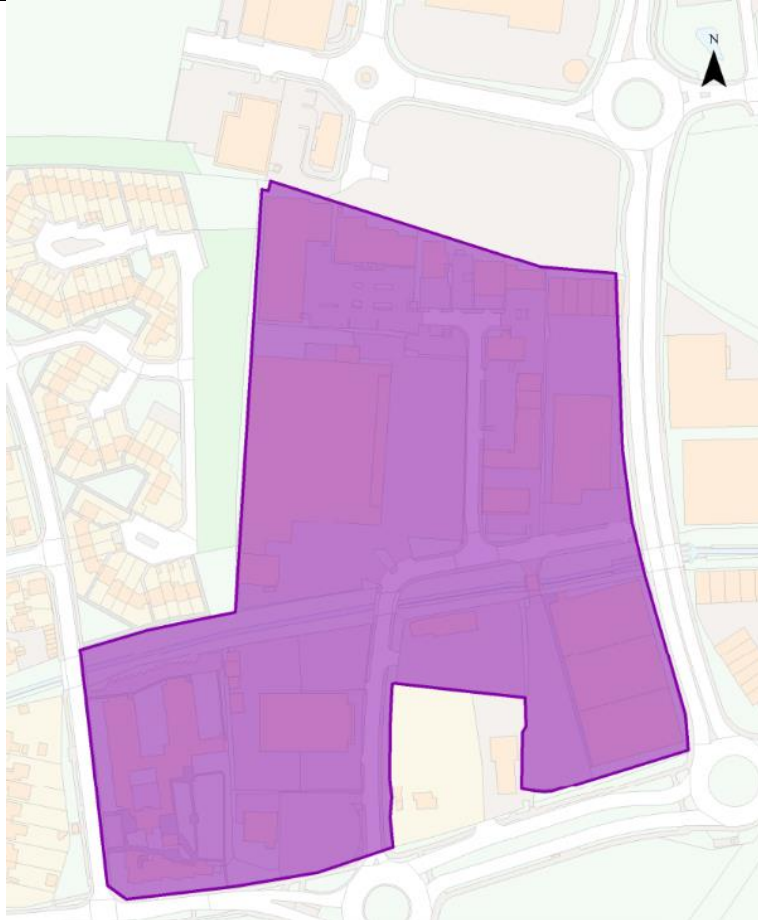


Map 1b: Tickfield Avenue – Proposed Boundary for Local Plan (2024)

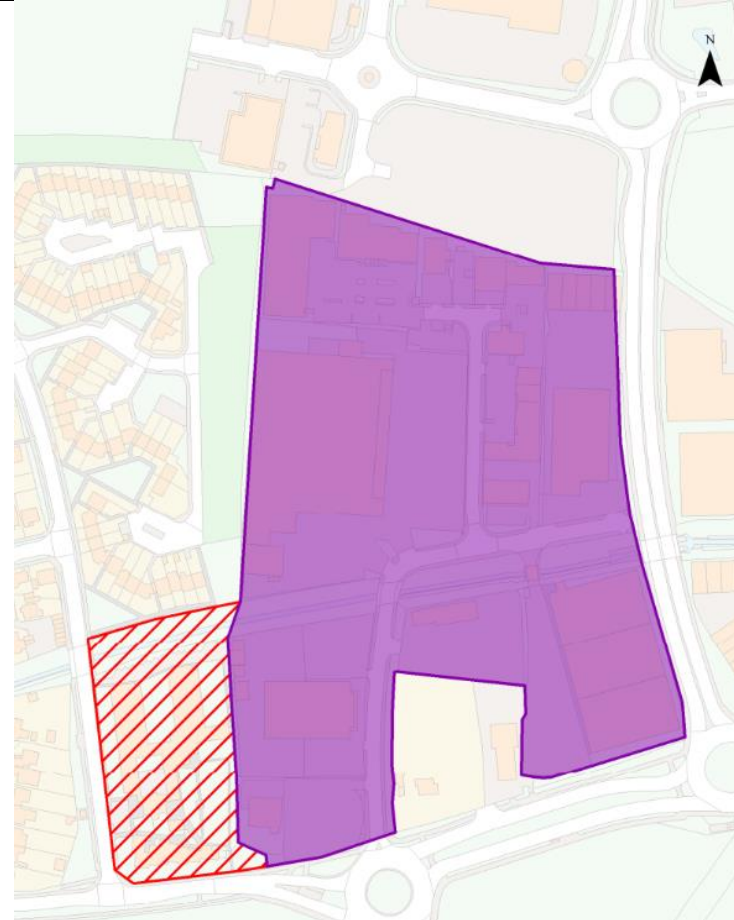


Comet Way

Map 2a: Comet Way - Existing Boundary (as defined by Development Management Document, 2015)



Map 2b: Comet Way – Proposed Boundary for Local Plan (2024)



Main Findings

1.13 The findings presented below are based on existing employment area designations as defined by the Development Management Document Policies Map. The findings set out in **Table 3** reflect the modification at Comet Way and Tickfield (see **Maps 1 & 2**), and Prittle Brook Industrial Estate is not included in the total, having been comprehensively redeveloped.

- In total the Employment Areas cover 117 hectares, ranging in size from Progress Road (21.5Ha) to Prince Close (0.9Ha).
- The 2024 surveys show that the identified Employment Areas in the City are generally performing well, and most have a high occupancy level. There are two estates which have higher vacancy rates, combined with generally older stock, at Grainger Road and Terminal Close. It is recommended that the employment area designation is removed from these two areas, allowing for potential future regeneration.
- A small number of estates have seen some redevelopment for residential uses that are not compatible with employment area uses, and it is recommended that the employment area designation is removed from these areas given their change in function. These are: Prince Close, the former Prittlebrook Industrial Estate, and Shoebury Garrison Phase 1.
- There were over 700 individual premises surveyed in Southend's Employment Areas (**Table 5** provides a breakdown of Employment Areas by premises, **Table 6** provides a breakdown of Employment Area by footprint area, with further details included in **Appendix 1**):
 - On average, across the employment areas, 83.78% of premises (occupied and vacant) are characterised as being within Use Classes B and E(g);
 - On average, across the employment areas, 76.4% of premises are currently occupied by a functioning Use Class B or E(g) activity;
 - At the time of survey, 97 premises were unoccupied across the employment areas at the time of survey, equating to an average vacancy rate across the employment areas of 7.4% (noting however that there are some disparities, and while a number of areas had no unoccupied units, there were higher rates recorded in a small number of areas);
- The combined total footprint of all premises within the identified Employment Areas surveyed equals 430,327sqm; only 4.9% of this total was recorded as being vacant, although there are disparities across the areas in terms of vacancy rates.

Recommendations for Local Plan

- Minor amendment to boundary of Comet Way and Tickfield Avenue Employment Areas (see **Table 3**).

- Remove Employment Area designation from the following employment areas: Grainger Road, Prince Close, Prittlebrook Industrial Estate, Shoebury Garrison Phase 1, and Terminal Close.
- Add Airport Business Park Southend into the list of employment growth areas, recognising that while this is located in Rochford, 50% of jobs/ floorspace growth here is attributed to Southend in Joint Area Action Plan for London Southend Airport and Environs.
- Employment Growth Areas are recognised for their potential to accommodate increased modern employment floorspace, and industrial/ business estates are recognised for their continue role as employment areas for the city.
- All Employment Areas to accommodate employment uses suitable for an employment area, including primarily Class B uses.
- Table 4 recommends the Employment Areas proposed for the Local Plan.

Table 4: Classification of Employment Areas for Local Plan

Employment Areas	
1. Employment Growth Areas	2. Industrial/ Business Estates
Comet Way Progress Road Stock Road Temple Farm Thanet Grange Towerfield Road Vanguard Way Airport Business Park Southend* (*located in Rochford District, 50% of jobs allocated for Southend in London Southend Airport and Environs JAAP)	Airborne Close Airborne Industrial Estate Aviation Way Campfield Road Laurence Industrial Estate Priory Works Rosshill Industrial Park Short Street Tickfield Avenue

Table 5: Breakdown of Employment Areas by Premises

Employment Area	Total no.	No. Class B/E(g): Occupied/ Vacant*	% Class B/E(g) Occupied/ Vacant*	No Use Class B/E(g) <u>occupied</u>	% of Use Class B/E(g) <u>occupied</u>	No. Vacant	% Vacant
Airborne Industrial Estate	6	6	100%	6	100.0%	0	0.0%
Airbourne Close	6	5	83%	5	83.3%	0	0.0%
Aviation Way	3	3	100%	3	100.0%	0	0.0%
Campfield Road	3	3	100%	3	100.0%	0	0.0%
Laurence Industrial Estate	39	37	95%	34	87.2%	3	7.7%
Priory Works	25	21	84%	18	72.0%	3	12.0%
Progress Road	89	74	83%	69	77.5%	5	5.6%
Rosshill Industrial Park	31	30	97%	25	80.6%	5	16.1%
Short Street	14	7	50%	7	50.0%	0	0.0%
Stock Road	97	87	90%	77	79.4%	10	10.3%
Temple Farm	184	181	98%	144	78.3%	37	20.1%
Thanet Grange	1	1	100%	1	100.0%	0	0.0%
Towerfield Road	63	56	89%	48	76.2%	8	12.7%
Vanguard Way	93	85	91%	77	82.8%	8	8.6%
Comet Way**	25	21	84%	19	76.0%	2	8.0%
Tickfield Avenue**	6	6	100%	6	100.0%	0	0.0%
Sub-Total^	685	623	80.3%	542	76.3%	162	6.3%
Employment Areas proposed for de-designation (survey results as per DMD boundary)							
Grainger Road	55	42	76%	29	52.7%	13	23.6%
Prince Close^^	8	4	50%	4	50%	0	0.0%
Shoebury Garrison^^	16	2	13%	2	12.5%	0	0.0%

Terminal Close	13	12	92%	9	69.2%	3	23.1%
Sub-Total^^^	92	60	57.75%	44	46.1%	16	11.67%
Total (overall)	777	683	83.78%***	586	76.4%***	97	7.4%***

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

** Results for Comet Way and Tickfield Avenue reflect the proposed boundary amendments.

*** Average across the employment areas.

^ Sub total for all employment areas, excluding those proposed for de-designation.

^^Prince Close and Shoebury Garrison both contain residential uses which have been included in the survey.

^^^ Sub total for areas proposed for de-designation (excluding Prittle Brook Industrial Estate)

N.b. 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 6: Breakdown of Employment Areas by footprint area (in sqm)

Employment Area	Combined Premises footprint*	Total footprint in B/E(g) Use Class (Occupied or Vacant**)	% footprint in B/E(g) Use Class (Occupied or Vacant**)	Total of footprint currently occupied by B/E(g) Use Class premises	% footprint currently occupied by B/E(g) Use Class premises	Proportion of total footprint vacant	% total footprint vacant
Airborne Industrial Estate	7,360	7,360	100%	7,360	100.0%	0	0.0%
Airbourne Close	7,974	7,145	90%	7,145	89.6%	0	0.0%
Aviation Way	7,289	7,289	100%	7,289	100.0%	0	0.0%
Campfield Road	29,125	29,125	100%	29,125	100.0%	0	0.0%
Laurence Industrial Estate	5,411	5,166	95%	4,736	87.5%	429	7.9%
Priory Works	2,303	1,809	79%	1,560	67.7%	248	10.8%
Progress Road	68,478	53,626	78%	52,347	76.4%	3,947	5.8%
Rosshill Industrial Park	3,518	3,387	96%	2,801	79.6%	717	20.4%
Short Street	11,337	7,750	68%	7,750	68.4%	0	0.0%
Stock Road	109,880	35,377	32%	32,535	29.6%	2,842	2.6%
Temple Farm	61,200	60,118	98%	51,278	83.8%	8,841	14.4%
Thanet Grange	7,588	7,588	100%	7,588	100.0%	0	0.0%

Towerfield Road	28,227	24,836	88%	22,619	80.1%	2,429	8.6%
Vanguard Way	35,465	33,899	96%	32,732	92.3%	1,642	4.6%
Comet Way***	20,234	18,303	90%	18,035	89.1%	417	2.1%
Tickfield Avenue***	2,056	2,056	100%	2,056	100.0%	0	0.0%
Sub-Total^	407,445	304,834	88.12%	286,956	84%	21,512	4.8%
Employment Areas proposed for de-designation (survey results as per DMD boundary)							
Grainger Road	13,483	9,874	73%	7,858	58.3%	2,017	15.0%
Prince Close^^	2,782	435	16%	435	16%	0	0.0%
Shoebury Garrison^^	2,057	436	21%	436	21%	0	0.0%
Terminal Close	4,560	4,261	93%	3,174	69.6%	1,087	23.8%
Sub-Total^^^	22,882	15,006	50.75%	11,903	41.2%	3,104	9.7%
Total	431,522	319,840	80.65%***	298,859	75.5%***	24,616	5.8%

**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, unless former use class known.*

****Results for Tickfield and Comet Way reflect the proposed boundary amendments.*

**** Average of all Employment Areas*

^ Sub total for all employment areas, excluding those proposed for de-designation.

^^Prince Close and Shoebury Garrison both contain residential uses which have been included in the survey.

^^^ Sub total for areas proposed for de-designation (excluding Prittle Brook Industrial Estate)

Summary of Findings

1.14 The following section provides an overview of the findings for each employment area within the City. Maps and proformas are provided in **Appendix 1**.

*In addition to those employment areas within Southend that are listed below, **Airport Business Park Southend** forms part of the Joint Area Action Plan for London Southend Airport and its environs, while it is located in Rochford a 50/50 split of jobs between Southend and Rochford Councils was agreed as part of this (Policy E1)⁷.*

Airborne (3.41 Ha) (comprising Airborne Close 2.01ha and Airborne Industrial Estate, 1.4ha)

- Airborne Close and Airborne Industrial Estate are located off the A127 in the west of the Borough. The sites are comprised of mixed quality condition premises, primarily in light industrial 'B2' and 'B8' storage and distribution use. Within the Airborne Close estate, there is a large self-storage facility (Class B8), a car showroom (sui generis), a small office block, together with food distribution and storage facilities.
- As per 2024 survey, there were a total of 12 premises across the two estates (6 at Airborne Close and 6 at Airborne Industrial Estate). None of the premises were vacant at the time of survey.
- The combined premises footprint, in terms of area of premises, equals approximately 15,335sqm.

Aviation Way (1.59 Ha)

- Aviation Way is located in the north of Southend and straddles the City boundary with Rochford.
- The Southend element of this employment area comprises 3 units (in Class B2/ B8 and supporting E(g) Use Classes in total), which are situated directly next to Lawrence Industrial Estate and near to the Comet Way Estate.
- All of the premises are occupied by one company.
- The combined premises footprint in terms of area equals approximately 7,290sqm.

Campfield Road (6.13 Ha)

- Campfield Road employment area consists of three large premises located next to Towerfield Road Industrial Estate in Shoeburyness. All of the premises were occupied at the time of survey.
- All the premises are characterised as being predominantly in B class use, storage and distribution, with some supporting Class E(g)i-iii use.
- The combined premises footprint in terms of area equals approximately 29,125sqm.

⁷ https://www.rochford.gov.uk/sites/default/files/2022-11/planning_jaap_adoptedversion.pdf

Comet Way (6.15 Ha)

- Comet Way is located on the northern edge of Southend, close to both the Airport and A127.
- The overall site condition is mixed in terms of quality. There are several modern units, with one new unit under construction, and a range of B class and office (Class E(g)) uses. There are other areas of the site which consist of ageing post-war stock, a smaller number of which is vacant, generally comprising B2 industrial and B8 distribution uses.
- There are 25 premises, 2 of which were vacant at the time of survey, equating to 8%⁸. At the time of survey, there was another unit under construction and this has not therefore been included within the count.
- 21 of the premises are characterised as being within the B/E(g)i-iii Use Classes, equating to 84%. There is one Sui Generis use (a large car showroom with forecourt), and a large veterinary practice which mark the entrance of the site and are visible from Eastwoodbury Lane.
- Generally, the site was well occupied with a mix of Class B and Class E(g) employment uses in the main.
- The combined premises footprint in terms of area equals approximately 20,230sqm.

Grainger Road (2.76 Ha) (recommended for de-designation)

- *Grainger Road Industrial estate is in the Southend Central Area, just north of the City Centre. There are some older, more traditional style employment premises within the estate (pre-1940).*
- *There were 55 premises, 13 of which were vacant at the time of survey, equating to 23.6% of the employment area.*
- *42 of the 55 premises surveyed were within Use Classes B/E(g)i-iii, but of these, 29 were occupied at the time of survey, and 13 were recorded as vacant (an assumption has been made regarding their last use).*
- *Of the non-class B/E(g) uses, there are a few gyms/ fitness studios, retail units, social club, vehicle hire, and faith use.*
- *There are numerous smaller units in the industrial estate, and there are several art studios/ offices, as well as other non-traditional B class employment area uses as noted above. Generally, the estate is tightly planned and difficult to get around by vehicle, particularly given the prevalence of parked cars/ vans around the estate and the nature of some of the uses here. There are several vehicle repair businesses and engineering firms. There are stretches of the estate where there are several vacancies.*
- *The combined premises footprint is approximately 13,480sqm.*

Laurence Industrial Estate (1.26 Ha)

- Laurence 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, 3 of which were vacant at the time of survey equating to 7.7%.

⁸ Note: count excludes the residential properties as presented in **Map 2** which are no longer to be included in the Employment Area boundary.

- 37 of the 39 premises (occupied and vacant) fall within the B/E(g)i-iii Use Classes. Other uses include a gym.
- The combined premises footprint is approximately 5,410sqm.

Prince Close (0.9 Ha) (recommended for de-designation)

- *Prince Close is located directly off the A127 in the north of the city and comprises smaller scale employment premises, and some new residential properties on the eastern side of the site.*
- *There are 7 employment premises on this site, which comprise of permanent buildings and two sets of portacabins associated with one of the businesses, providing additional office floorspace. No vacancies were recorded at the time of survey, although the eastern side of the site (formerly in employment use) has been comprehensively redeveloped for residential (for the purposes of this survey, these were counted as one – making a total of 8 units on site).*
- *There is a large car sales to the rear of the site (Sui Generis), together with a large Gym (Class E(d)), as well as office floorspace (including several portacabins, included in the count) in Class E(g)i use; 57% of units were in Class B/ E(g) use at the time of survey.*
- *Generally, the site feels congested and there is limited space for turning, owing to the small scale of the employment area, confined nature of the site, and the introduction of portacabins and vehicles dominating the employment area.*
- *The combined premises footprint is approximately 1,050sqm (not including the residential floorspace).*

Priory Works (0.96 Ha)

- Priory Works is in the central part of the City, north of the Southend Central Area. The site primarily comprises older, relatively small scale, Class B2 employment premises, interspersed with several portacabins, and works/ storage yard.
- There are 25 premises in total, with a mix of heavy industrial (Use Class B2), storage (Class B8) and some Class E(g)i office uses, accounting for 21 of the premises (occupied and vacant) falling within the B/E(g)i-iii Use Classes (equating to 84%). There are a small number of gyms/ fitness centres within the employment area accounting for the other units not in Class B/ E(g) use.
- There were 3 vacancies recorded at the time of survey, equating to 12%.
- The combined premises footprint area is 2,300sqm approximately.

Progress Road (21.5 Ha)

- Progress Road is located to the northwest of Southend, directly accessible from the A127.
- There are 89 premises, 5 of which are vacant equating to 5.6%.
- 74 of the premises (occupied and vacant) fall within the B/E(g)i-iii Use Classes, equating to 83%, other use classes include car hire (sui generis), retail (supermarket) (Class E(a), and education use (Class F1).
- The combined premises footprint in terms of area equals approximately 68,480sqm. The employment area is well used and busy. There are some areas of vacant land which may present opportunity for further employment related development/ growth.

Rosshill Industrial Park (1.14 Ha)

- Rosshill Industrial Estate is located directly adjacent to Stock Road and consists of several smaller employment units, with a small number of more modern, larger units along the southern boundary to the rear of the site.
- There are 31 premises, 5 of which were vacant at the time of survey, equating to 16.1%.
- All but one of the premises (occupied and vacant) are characterised as being in the B/E(g)i-iii Use Class.
- The combined premises footprint area is approximately 3,520sqm.

Shoebury Garrison (0.94 Ha) (recommended for de-designation)

- *The Shoebury Garrison employment area has seen a loss of employment uses (office accommodation) to residential uses in recent years. Furthermore, parcels of land to the east and west within the employment area have been developed for additional residential units.*
- *There are 7 units within the original employment area, 4 of which have been converted to residential (accounting for 57% of units), with Class E(g)i uses (two office units) and E(a) (one small local convenience store) representing the remaining 42% of the units. Overall, residential uses now dominate this area.*

Short Street (4.03 Ha)

- The site is located off Queensway to the north of the city centre with access via Short Street. The site runs along the railway line and comprises a mixture of employment units.
- There are 14 premises, none of which were vacant at the time of survey.
- 7 of the premises fall within the B/E(g)i-iii Use Class, equating to 50%.
- Of the 7 non-B/E(g) Use Class uses, there are several uses including fitness (yoga), community, education, and care centre uses.
- Short Street has a strong employment offer, with good quality stock, close to the City Centre, although there has been some diversification away from traditional employment uses, Class B and Class E(g), with the introduction of uses including education, and this should continue to be monitored.
- The combined premises footprint in terms of area equals approximately 11,340sqm.

Stock Road (21.4 Ha)

- Located in the north of Southend and comprises a mixture of different quality premises with some modern Class E(g) office units and other older post-war Class B2/B8 units. It is a busy employment area, that is in active use and home to a range of businesses. There also seems to be longevity in terms of occupiers, with a number of businesses having been present in the employment area for a number of years, and some having expanded to take over more units in the area.
- Occupiers tend to be local or regional scales businesses, however there are some more significant occupiers that form a cluster of medical product manufacturing / logistics which supports the strength of the health technology sector in Southend.

- Stock Road also contains the Southend Wastewater Treatment Works and several waste management/transfer facilities which are relatively large developments.
- There are 97 premises, 10 of which were vacant at the time of survey equating to 10.3%.
- 87 of the premises (occupied and vacant) fall within the B/E(g)i-iii Use Classes, equating to 90%.
- The combined premises footprint in terms of area equals approximately 109,880sqm.

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 City boundary with Rochford. The employment area is busy and generally well occupied. There is a mix of building/ stock types, sizes and ages.
- There are 184 premises, 37 of which are vacant equating to 20% - there are a range of smaller units within the employment area which account for a number of these vacancies. Notably, 98% of the estate falls within Class B/ E(g) use.
- The combined premises footprint in terms of area equals approximately 61,200sqm.
- Occupiers tend to be local or regional scale businesses, however there are some more significant occupiers that form a cluster of medical product manufacturing / logistics which supports the strength of the health technology sector in Southend.

Terminal Close (1.49 Ha) (recommended for de-designation)

- *The site is located in Shoeburyness directly north of Shoeburyness railway station.*
- *There are 13 premises, 3 of which are vacant, equating to 23.1%.*
- *The area comprises an ageing stock of traditional industrial premises. At the time of survey, a number of the units appeared to be in use for storage, and there was limited activity on site. 12 of the units (occupied or vacant) are in Class B use (several of the units appeared to be in use for storage at the time of survey).*
- *The combined premises footprint in terms of area equals approximately 4,560sqm.*

Thanet Grange (5.41 Ha)

- Thanet Grange is located directly off the A127 to the northwest of Southend.
- The site consists of one large, modern Class E(g)i office use, occupied by the Royal Bank of Scotland. The footprint is approximately 7,590sqm.

Tickfield Avenue (1.2 Ha)

- The site is located north of the Southend central Area, close to Prittlewell railway station and Southend City Council's main office, the Civic Centre. Several of the premises have been improved for Council use, including new office and training facilities.
- There are 6 premises, none of which were vacant at the time of survey (note: this count excludes the YMCA school, as presented in **Map 2b** which is to be removed from the employment area boundary).

- All the premises fall within the B/E(g)i-iii Use Classes.
- The combined premises footprint in terms of area equals approximately 2,055sqm.

Towerfield (7.25 Ha)

- The employment area is in Shoeburyness and is in a mixed condition in terms of quality, with modern and older post war units.
- There are 63 premises, 8 of which were vacant at the time of survey, equating to 12.7%.
- 56 of the premises (occupied and vacant) fall within the B/E(g) Use Classes, equating to 89%.
- The combined premises footprint in terms of area equals approximately 28,230sqm.

Vanguard Way (10.7 Ha)

- Vanguard Way is in Shoeburyness and consists of numerous industrial premises primarily used for heavier industrial practices and distribution. There are also several smaller units forming part of a Seedbed Centre, primarily comprised of class E(g)i-iii uses.
- There are 93 premises, 8 of which were vacant at the time of survey, equating to 8.6%
- 85 of the premises (occupied and vacant) fall within the B/E(g)i-iii Use Classes, equating to 91%.
- The combined premises footprint in terms of area equals approximately 35,465sqm.

Appendix 1: Site Survey Results

1.15 The proformas below, one for each employment area, provide a more detailed assessment. They provide data on the location of the employment area, access, surrounding transport infrastructure, age and condition of buildings on site. Information on Use Classes and vacancy levels was collected via a non-technical visual survey over the period June-July 2024 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	June/ July 2024

Site Description

Site Area	2ha
Policy Designation	Existing Employment Area

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	5	83%
Non-B/E(g) Use Class	1	17%
<i>No of total Vacant</i>	<i>0</i>	<i>0%</i>
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. Limited circulation space.
Parking	Parking available but appears constrained on-street.
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 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 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 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
33%	33%	34%	

On-site amenities	None
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to one or two services, including at Kent Elms

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, Industrial, Recreation
Evidence of Pollutants	Site wholly on contaminated land.

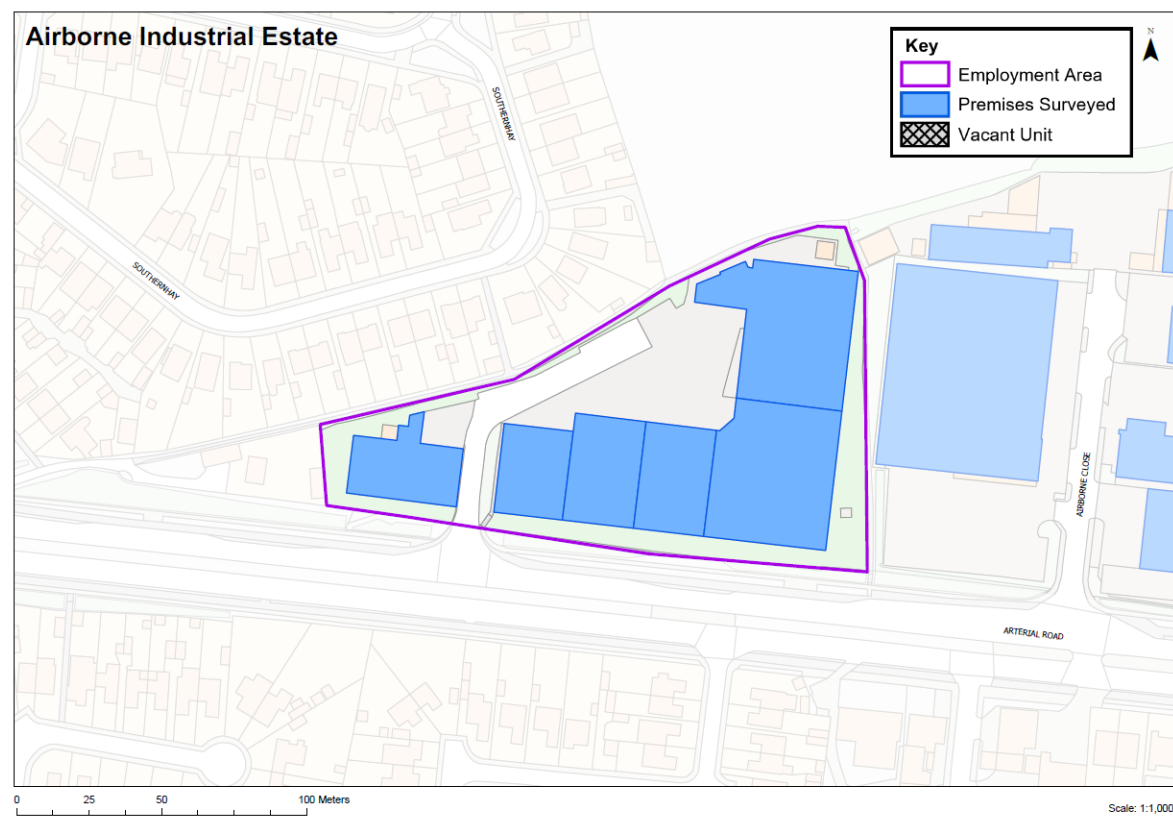
List of Occupiers

Unit Occupied by:	Footprint (sqm)
The Big Yellow Storage Company	3,881
Metrow Foods	1,079
Metrow Foods	710
Care Connected	894
Fairfield BMW and Mini	829
Metrow Foods	580
Total footprint area	7,973
Of which in B/E(g) Use Class*	7,144
Total vacant footprint area	0

**occupied/ vacant*

Airborne Industrial Estate

Map of premises surveyed



Site Details

Site Name	Airborne Industrial Estate
Site Address	Southend Arterial Road, SS9 4EX
Survey Date	June/ July 2024

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 (June/July 2024)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	6	100%
Non-B/E(g) Use Class	0	0%
<i>No of total Vacant</i>	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 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 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 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
	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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Residential, Road, Industrial.
Evidence of Pollutants	Site wholly on contaminated land.

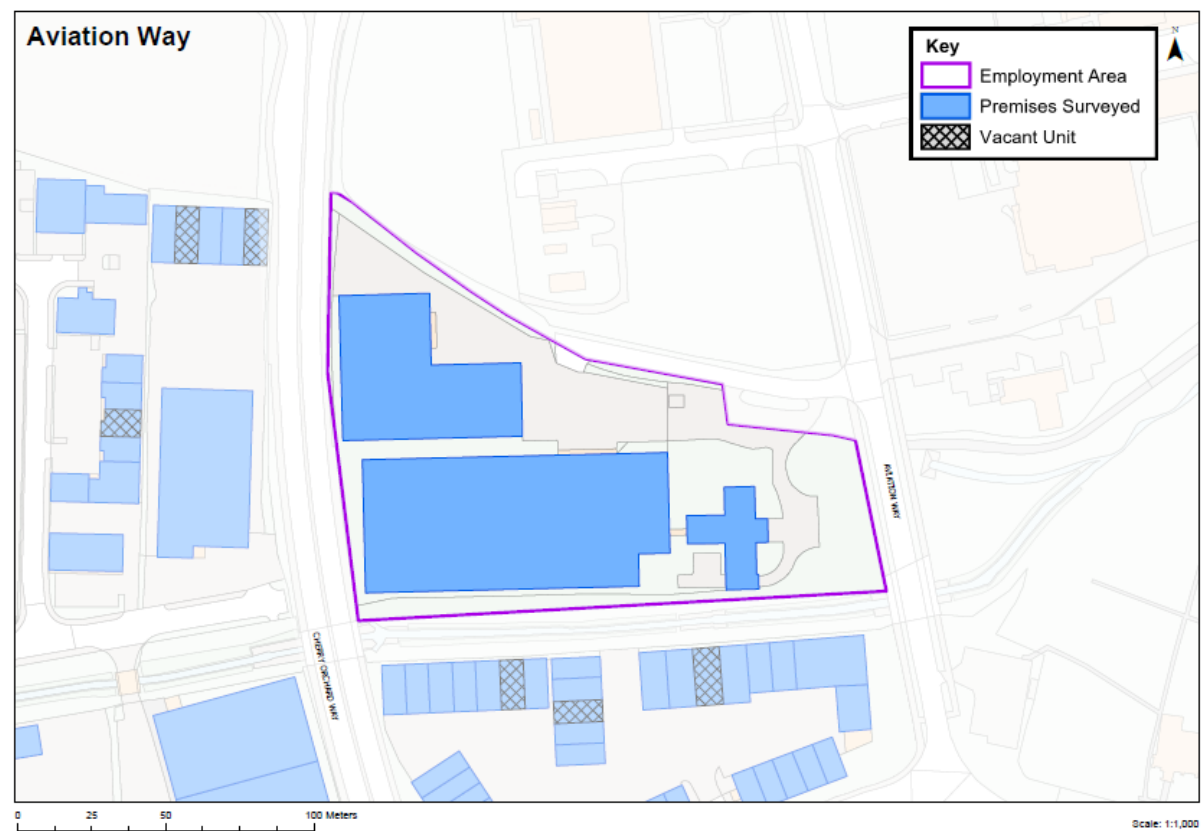
List of Occupiers

Unit Occupied by:	Footprint (sqm)
Fairfield BMW Bodyshop	834
DJ Super Store	736
1 ENV Pest Control Solutions/ Milano Rugs	911
Metrow Foods	900
Glencrest Seaex Ltd	1,985
Prime Linens	1,994
Total footprint area	7,360
Of which in B/E(g) Use Class*	7,360
Total vacant footprint area	0

*occupied/ vacant

Aviation Way

Map of premises surveyed



Site Details

Site Name	Aviation Way
Site Address	SS2 6GH
Survey Date	June/ July 2024

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 checked="" type="checkbox"/> Well established commercial area
<input 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 (June/July 2024)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	3	100%
Non-B/E(g) Use Class	0	0%
<i>No of total Vacant</i>	<i>0</i>	<i>0%</i>
Total Number of Units	3	100%

Access

Closest trunk road (Name and Distance)	Good access to the A127 via Nestuda Way
Road Access (suitable for HGVs?)	Good access from Aviation Way
Parking	Adequate
Rail Access	Nearest stations Southend Airport Station, Rochford Station (not easily accessible by foot given proximity to airport runway)
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 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
	100%		

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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Airport, Industrial, Hotel, Residential
Evidence of Pollutants	Site wholly on contaminated land.

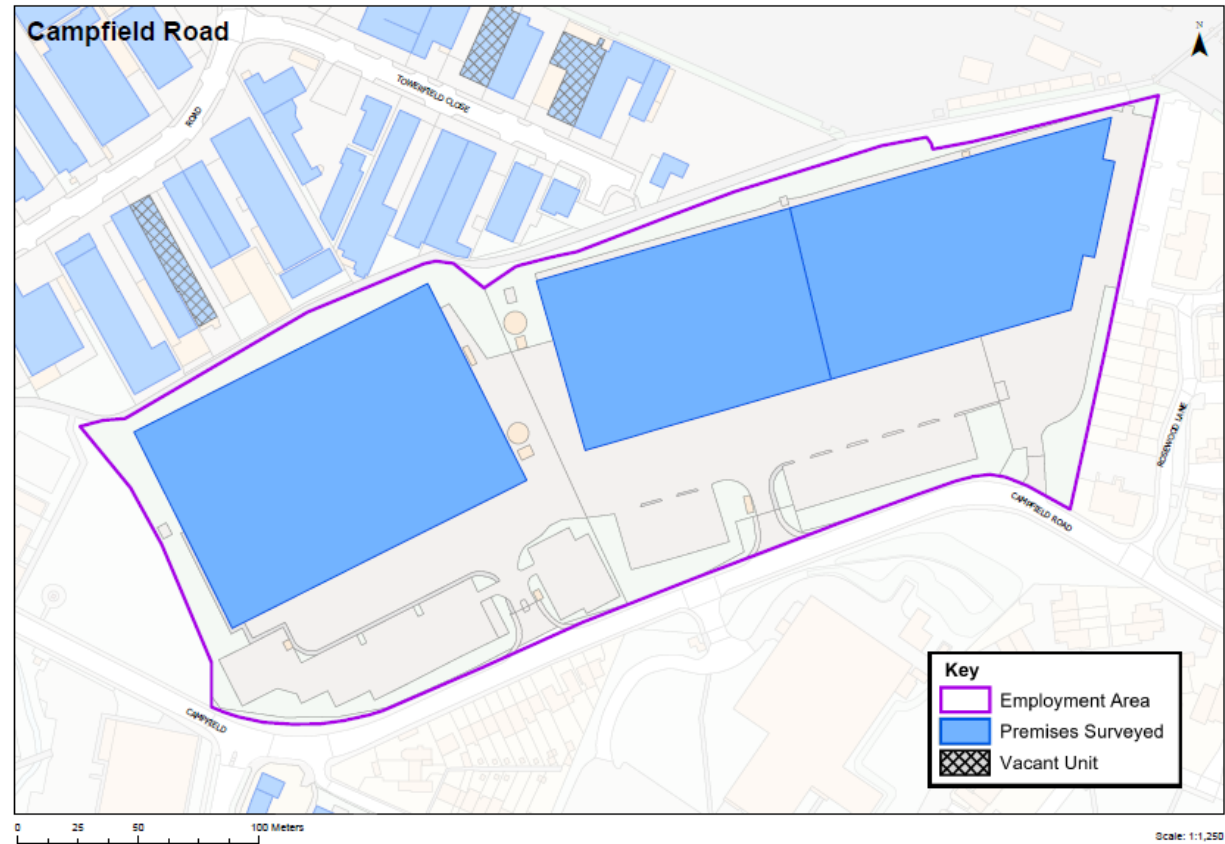
List of Occupiers

Unit Occupied by:	Footprint (sqm)
Hi Tec Sports Ltd	520
Hi Tec Sports Ltd	4,520
Hi Tec Sports Ltd	2,250
Total footprint area	7,290
Of which in B/E(g) Use Class*	7,290
Total vacant footprint area	0

*Occupied/ vacant

Campfield Road

Map of premises surveyed



Site Details

Site Name	Campfield Road
Site Address	Campfield Road, SS3 9FL
Survey Date	June/ July 2024

Site Description

Site Area	6.1ha
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 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	3	100%
Non-B/E(g) Use Class	0	0%
<i>No. of total Vacant</i>	0	0%
Total Number of Units	3	100%

Access

Closest trunk road (Name and Distance)	A13
Road Access (suitable for HGVs?)	Campfield Road, which is close to the A13. Suitable for HGVs
Parking	Good
Rail Access	Shoeburyness Station nearby
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 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	None
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Local convenience store, supermarket, pub, health centre, pharmacy

Quality of environment for current uses

<input checked="" 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	Industrial, Residential, Rail, Health Centre, Shops
Evidence of Pollutants	Site wholly on contaminated land.

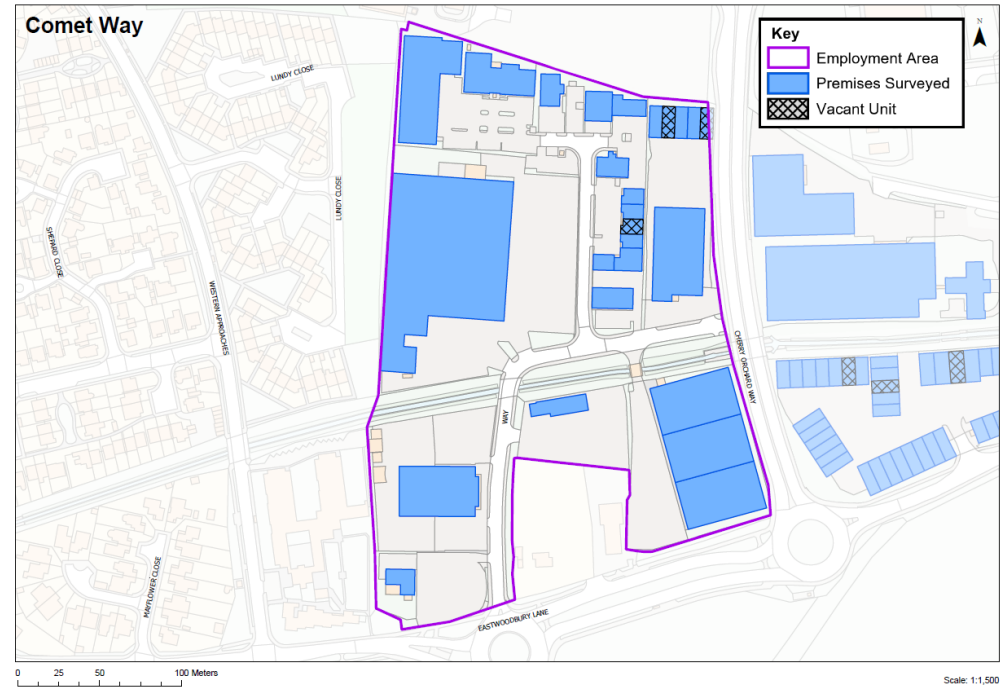
List of Occupiers

Unit Occupied by:	Footprint (sqm)
EGL Homecare	12,360
Cumberland Packaging	8,955
EDM Information Solutions	7,810
Total footprint area	29,125
Of which in B/E(g) Use Class*	29,125
Total vacant footprint area	0

*Occupied/ vacant

Comet Way

Map of premises surveyed⁹



Site Details

Site Name	Comet Way
Site Address	SS2 6GB
Survey Date	June/ July 2024

⁹ 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 – historically in residential use.

Site Description

Site Area	6.15ha
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 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 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 checked="" 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	21	84%
Non-B/E(g) Use Class	4	16%
<i>No of total Vacant</i>	2	8%
Total Number of Units	25	100%

Access

Closest trunk road (Name and Distance)	B1013
Road Access (suitable for HGVs?)	Good access throughout, suitable for HGVs
Parking	Adequate
Rail Access	Nearest stations Southend Airport Station, Rochford Station (not easily accessible by foot given proximity to airport runway)
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 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 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
		50%	50%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
20%	50%	30%	

On-site amenities	Veterinary Practice
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Fast food outlets (Cherry Orchard Way), Gym, Dentist

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	Industrial, Residential, Car Showrooms, Airport, Fast food outlets
Evidence of Pollutants	The north-east of the site as well as the south (car showroom) is not on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
BK Electronics	150
Vacant	149
Unknown	149
Unknown	148
Vacant	150
Essex Timber	1,672
ALJO Foods	121
GT Paint Spraying	216

Roberts Commercial Laundry	110
Vacant	118
The Body Diagnostic	117
Home Grown Hotrods Ltd	123
Azets	242
Rotable Repair	223
Bernstein & Banleys Ltd	293
Targa Telematics	243
Southend Hospital NHS Trust	837
Southend Hospital NHS Trust	1,753
Wavedata Ltd/ Samson Marble/ Randall Watts Construction	309
Booker Cash And Carry	7,041
I love fancy dress	1,470
Safety Unlimited	1,477
EDP	1,459
Inchcape Volkswagen	1,447
Medi Vets	219
Total footprint area	20,234
Of which in B/E(g) Use Class*	18,303
Total vacant footprint area	417

*Occupied/ Vacant

Grainger Road *(recommended for de-designation)*

Map of premises surveyed



Site Details

Site Name	Grainger Road
Site Address	SS2 5DD
Survey Date	June/ July 2024

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 (June/ July 2024)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	42	76%
Non-B/E(g) Use Class	13	23.6%
<i>No of total Vacant</i>	<i>13</i>	<i>23.6%</i>
Total Number of Units	55	100%

Access

Closest trunk road (Name and Distance)	A13
Road Access (suitable for HGVs?)	Different access points across the site, HGVs will find access difficult.
Parking	Main part of site congested, with limited road space for parking and turning.
Rail Access	Southend Victoria Station, Prittlewell Station.
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 checked="" 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
20%		75%	5%		

Quality of Buildings

Very Good	Good	Poor	Very Poor
	20%	70%	10%

On-site amenities	Gym, Social Club
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to a range of services including City Centre, small retail park and local shops

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
------------------------------------	-------------------------------	--	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Residential, retail, industrial
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

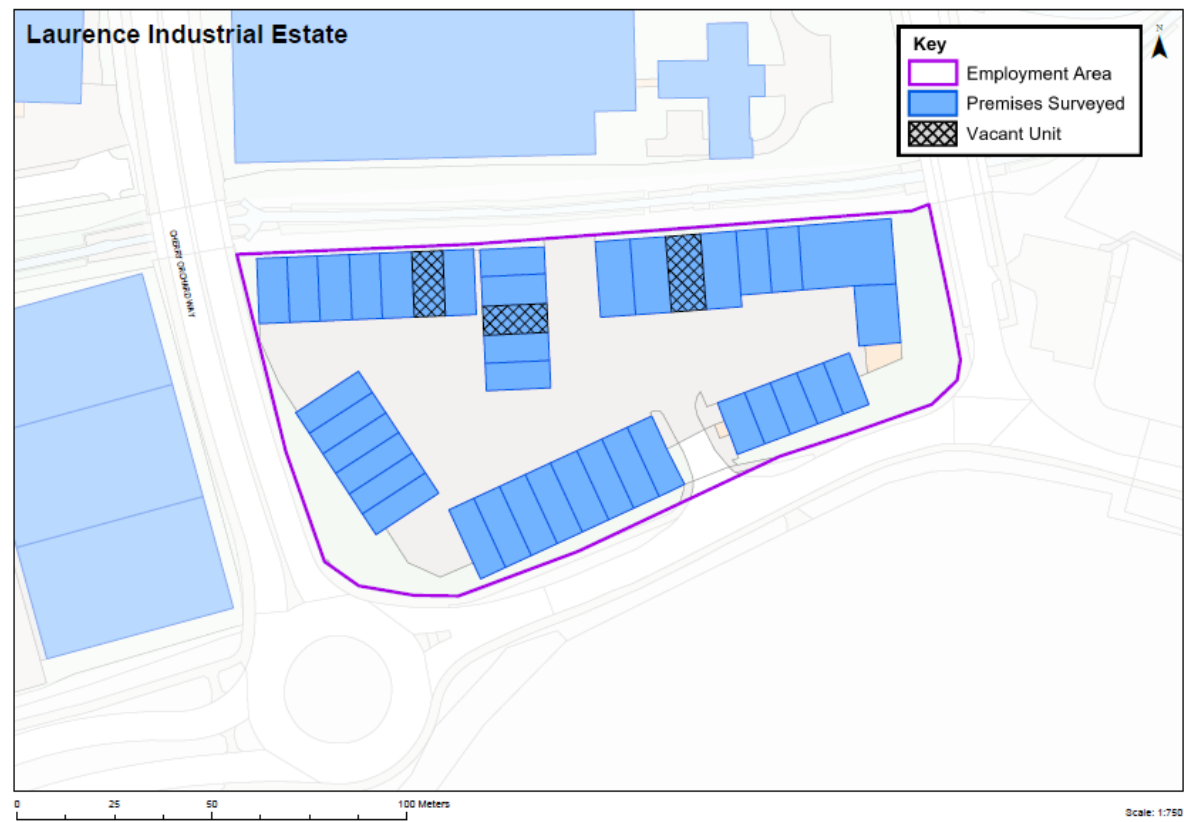
Unit Occupied by:	Footprint (sqm)
Travis Perkins	1,283
Southend Combat Academy	466
Myles Hire	53
Myles Hire	786
Myles Hire	98
Grange Social Club	212
007 Motors	153
The Mosaic Studio	110
Vacant	58

A&H Studios	117
Rocket Art	117
The Blokhouse	246
The Laserworks	46
Faithlife	46
Vacant	45
Vacant	45
Same Day Glass	117
Kingswood Joinery	1,734
Hamstel Auto Repairs	192
Vacant	82
Sapphire Engineering	125
Vacant	261
Fab Cars	456
TK Autofinishers	92
Car Workshop	239
S&M Auto Services	118
Vacant	120
Vacant	93
Meg Thorpe Art	93
Maple Pro Audio	129
Brennans Storage Ltd	424
County Car Sprays	329
Bush Welding & Engineering	110
Bees Knees Marquees	29
Bees Knees Marquees	143
Bees Knees Marquees	296
ABC Gym	293
Prestige Pet Products UK	59
Roberts Pet Food	286

Vacant	293	
Vacant	89	
Vacant	156	
Vacant	128	
Vacant	476	
Hockley Enterprises	307	
Two Vintage	576	
MantraRaj Infotech	316	
High Lift Scaffolding	158	
Marriotts Carpentry	173	
Vacant	170	
The Stage House	73	
Southend Furniture Warehouse	404	
Little Paws	197	
Live and Direct Fitness	132	
L&P Automotive	132	
	Total footprint area	13,483
	Of which in B/E(g) Use Class*	9,874
	Total vacant footprint area	2,017

Laurence Industrial Estate

Map of premises surveyed



Site Details

Site Name	Laurence Industrial Estate
Site Address	Eastwoodbury Lane, SS2 6RH
Survey Date	June/ July 2024

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 checked="" type="checkbox"/> Well established commercial area
<input 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	37	95%
Non-B/E(g) Use Class	2	5%
<i>No of total Vacant</i>	3	7.7%
Total Number of Units	39	100%

Access

Closest trunk road (Name and Distance)	B1013, proximate access to A127 via Nestuda Way
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 (c. 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
	100%		

On-site amenities	Gym
--------------------------	-----

Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Fast food outlets (Cherry Orchard Way), Dentist

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	Airport, industrial, church
Evidence of Pollutants	Site wholly on contaminated land

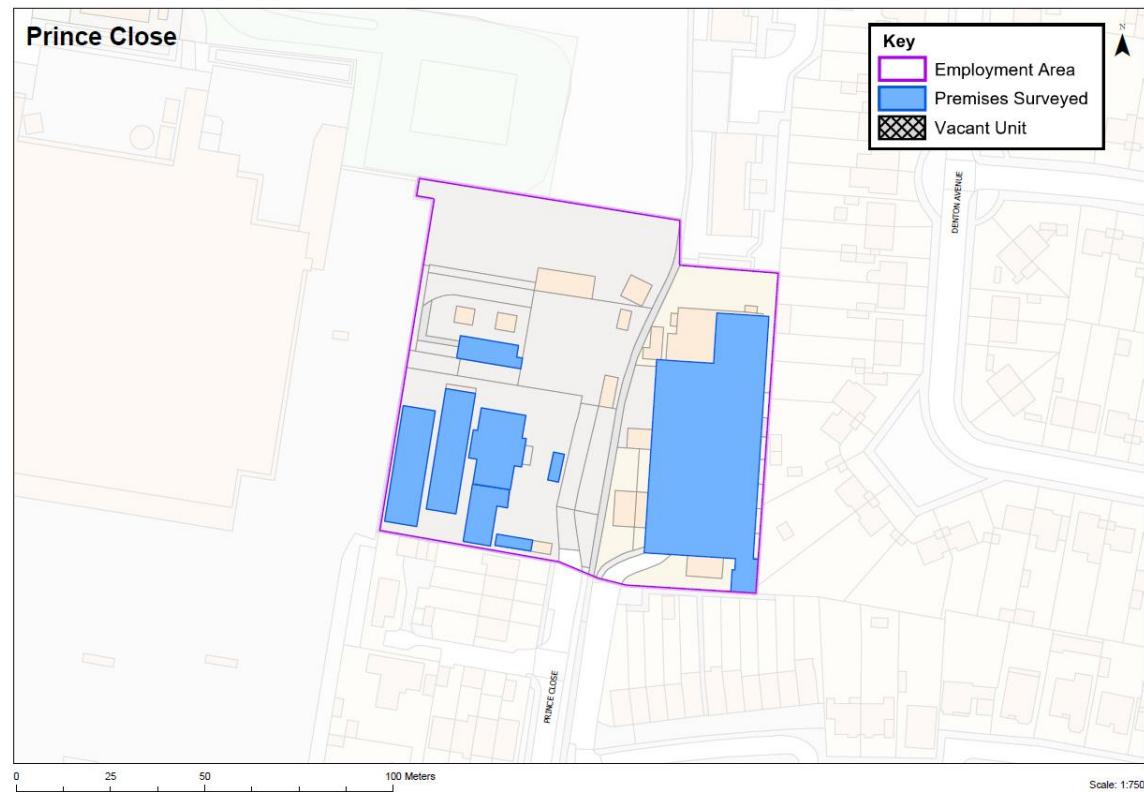
List of Occupiers

Unit Occupied by:	Footprint (sqm)
Play Brave Sports	131
WWTD	131
Dunkermoten	137
Sewing Factory	130
CCS Office Clean	137
Vacant	133
Woodtec Interiors	133
Eaton Grove	114
JBS	126
Vacant	122
JM Upholstery	119
NTM Electrical	116

A&R Services		175
YFF		178
Squiggle Glass		395
YFF		133
YFF		130
Brainbox Candy		178
Vacant		174
Eastwood tile warehouse		100
Fenplas		102
Altronics Ltd		104
Moredge Canine Hydro Centre		100
Natural Air Conditioning		105
JN Interiors		138
Project 9		142
F3DM		143
Thompson Brothers		138
Runway Fitness		146
Absolute Property Management		138
Youngs Flooring		140
Youngs Flooring		135
Barry Hair		123
Edward Leonard Conroy		116
Edward Leonard Conroy		121
Edward Leonard Conroy		123
Trek Tyres		122
Opulux		117
Eastwood tile warehouse		165
	Total footprint area	5,410
	Of which in B/E(g) Use Class use	5,164
	Total vacant footprint area	429

Prince Close (recommended for de-designation)

Map of premises surveyed



Site Details

Site Name	Prince Close
Site Address	Prince Avenue, SS0 0JS
Survey Date	June/ July 2024

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

Use Classes Surveyed

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	4	50%
Non-B/E(g) Use Class	4	50%
No. of total Vacant	0	0%
Total Number of Units	8*	100%
<i>*residential uses now comprise all of the eastern part of site, as shown on map above. These are counted as one unit here.</i>		

Access

Closest trunk road (Name and Distance)	A127 (east-bound)
Road Access (suitable for HGVs?)	Relatively restricted access from the A127, eastbound carriageway.
Parking	Constrained, limited space/ turning space within site
Rail Access	None nearby – closest at Southend Airport but not easily accessible by foot
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 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
	25%	70%			5%
*excluding residential uses, which were constructed post 2010					

Quality of Buildings

Very Good	Good	Poor	Very Poor
	50%	50%	
*excluding residential uses, which were constructed post 2010			

On-site amenities	Gym
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to 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
------------------------------------	-------------------------------	--	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Residential, Retail
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
<i>Residential*</i>	<i>1,733*</i>
Marden Homes Ltd	126
Caring Cremations/ J Spec Roofing	259
Savannah Cars	268
SPF Fitness	247
Marden Homes Ltd	29
Marden Homes Ltd	22
Savannah Prestige Motors	99
Total footprint area*	2,782
Of which in B/E(g) Use Class**	435
Total vacant footprint area	0

*Residential included in total **Occupied/ Vacant

Priory Works

Map of premises surveyed



Site Details

Site Name	Priory Works
Site Address	Priory Works, Priory Avenue, SS2 6LD
Survey Date	June/July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	21	84%
Non-B/E(g) Use Class	4	16%
<i>No. of total Vacant</i>	3	12%
Total Number of Units	25	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 – limited turning space within site, two narrow routes with dead-end within site.
Rail Access	Prittlewell Station nearby
Bus Routes	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 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	Gym
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to park 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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Residential, Rail
Evidence of Pollutants	Wholly on contaminated land

List of Occupiers

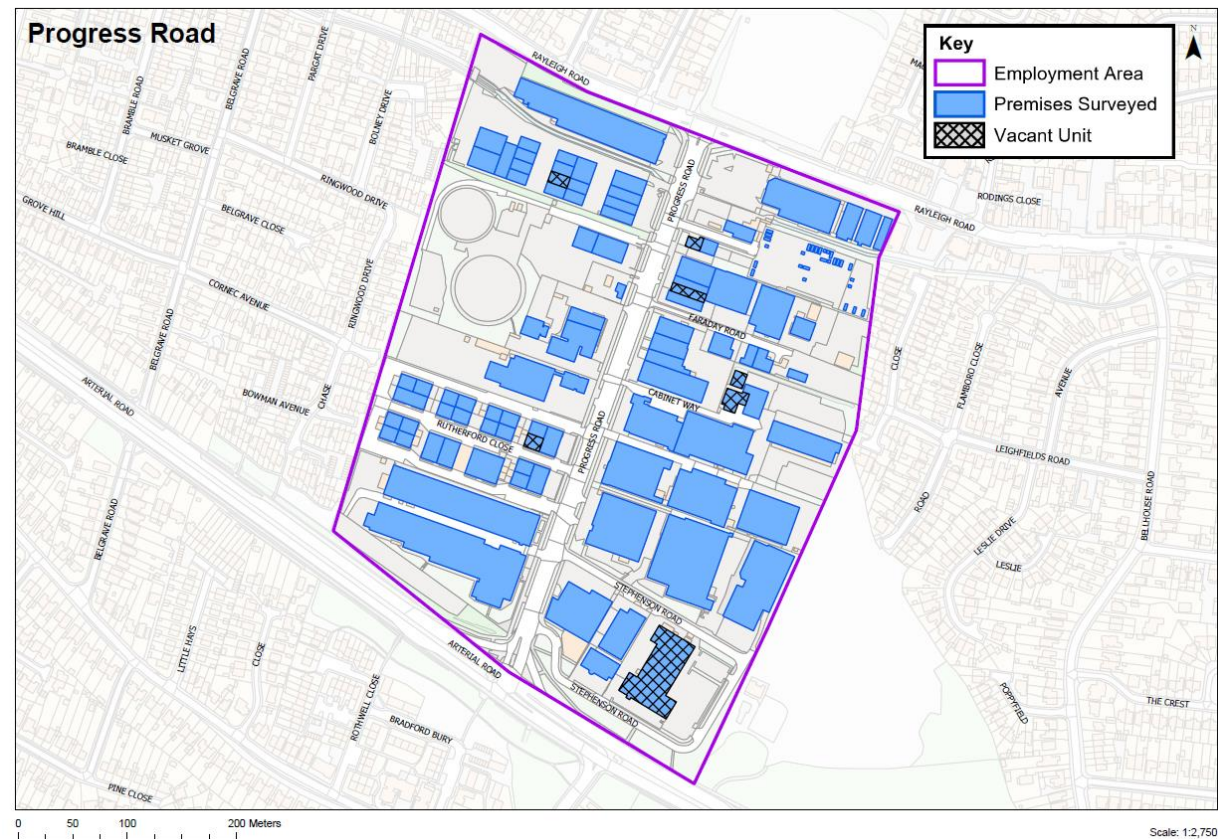
Unit Occupied by:	Footprint (sqm)
DGM MOT Testing	211
Vacant	144
Soltec (UK) Ltd Air-Conditioning	241
Southend Street Gym	123
Okami Martial Arts	135
Rosebuds Supported Living	57
Home Care Professionals (Essex)Ltd	77
Site Office	28

Vacant	71
J&Z Auto Repairs	88
Unknown	149
Gym	168
Unknown	69
Unknown	68
Unknown	41
Unknown	33
Brakes & Things	153
Unknown	35
Vacant	33
PJ Broadway	45
Fed Browne	45
P J Broadway	42
DGM MOT Testing	62
Twincliff Scaffolding	28
Twincliff Scaffolding	157
Total footprint area	2,271
Of which in B/E(g) Use Class*	1,808
Total vacant footprint area	248

*Occupied/ Vacant

Progress Road

Map of premises surveyed



Site Details

Site Name	Progress Road
Site Address	Progress Road, SS9 5PR
Survey Date	June/ July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	74	83%
Non-B/E(g) Use Class	15	17%
<i>No. of total Vacant</i>	5	5.6%
Total Number of Units	89	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 nearby – Rayleigh station (out of City) accessible by bus

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
		90%			10%

Quality of Buildings

Very Good	Good	Poor	Very Poor
10%	60%	30%	

On-site amenities	Retail (Lidl), Café, Fast Food (KFC), Gym
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Retail, School

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, Commercial, A127
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
Borough Finisher of Plastics	3,755
LIDL	2,011
Formula One Autocentre	486
Hometec	468
The Lock & Glass Shop	233
Storage Yard	347
Porta Tool Fixing	321
Peach Motors	175
Vacant	147
Enmball'iso	1,255
Romar Process Engineering	1,299
CanDu Self Drive Hire	318
Hudson & Davies	135
S&D Engineering	376
Lincon Batteries	189
Lincon Batteries	265
Vacant	496
UK Systems	468
Ultimate Hair & Beauty Co Ltd	1,529
Trade Fit UK	1,240
Griffiths and Hood	2,575
W H Engineering	2,050
Adams Joinery	2,144

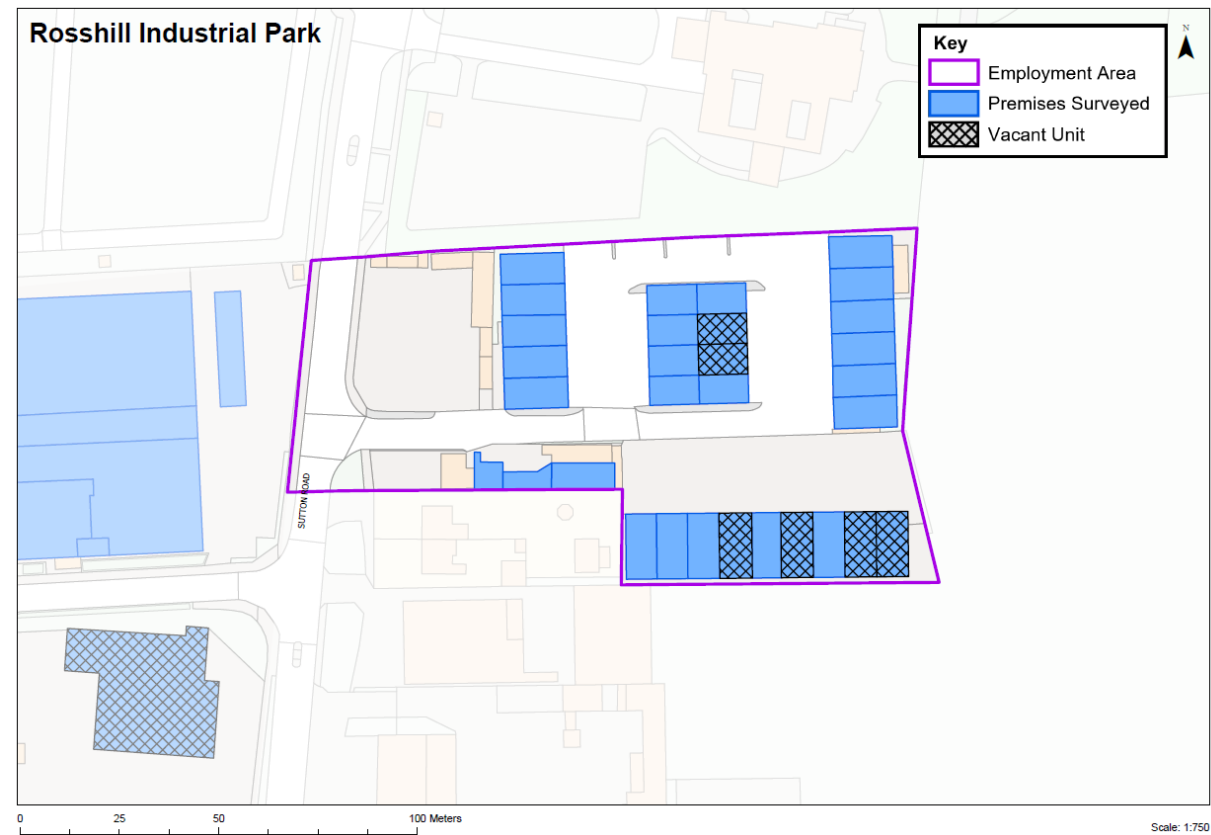
Sapphire Packaging	1,780
South Essex College	2,744
South Essex College	4,039
Rotable repairs	2,525
Vacant	2,669
Edmonson Electrical	1,035
KFC	570
Safe Store	1892
MKA Electric/Honeywell	9,328
Leigh Brewery	1,898
Rejuiced	369
Alpine Tools Ltd	181
Vacant	188
The Glass Factory Studio	196
Unknown	186
AIK Glass	183
Specialist Spray Coatings	182
Screed a Floor	188
Performance Coatings Ltd	370
Campers	368
Longs Packaging	736
Timber 4 U	187
Progress Road MOT & Service Centre	364
Enterprise Rent A Car	87
Plastic Building Materials (PMB)	546
Tool Station	433
The Laughing Pear Co	287
Crown Decorating Centre	294
Excel Gym	288
Kitchen Craft	190

Vacant	190
Page Creative	191
ARCA Training Centre	190
ARCA Training Centre	381
Asbestos Removal Contractors Association	190
Kitchencraft	190
Rhodar	477
FPS Distribution	476
Connections at Home	192
Broadgate Paper Ltd	371
Fuud Ltd	192
Fuud Ltd	192
Connections at Home	192
Screwfix	356
Able Group	1,120
Baines Group, BGA Architects, Latcom, Baines Gardening Services	392
PR Construction	344
Bikewise Motorcycles	176
Eastwood Service Centre	170
1st Air Ventilation	199
Eastwood Motors	197
Essex Contract Flooring	183
DS Automotive	366
GAP Ltd	1,235
Guardian	433
Guardian	517
All Specs	496
Essex Plastic Ltd	293
Vacant	256
Woody's Cafe	227

James Car Wash	609
Unknown	166
Unknown	181
Scales & Fangs Distribution Ltd	187
Golf In Progress	168
Screedafloor	194
Total footprint area	68,478
Of which in B/E(g) Use Class*	53,626
Total vacant footprint area	3,947

*Occupied/ Vacant

Rosshill Industrial Park
Map of premises surveyed



Site Details

Site Name	Rosshill Industrial Park
Site Address	Sutton Road, SS2 5PZ
Survey Date	June/ July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	30	97%

Non-B/E(g) Use Class	1	3%
<i>No. of total Vacant</i>	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 nearby – Prittlewell station to the south, access by bus
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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Industrial, Cemetery, Crematorium, Fire Station
Evidence of Pollutants	Site not on contaminated land (some small areas of contaminated land are evident)

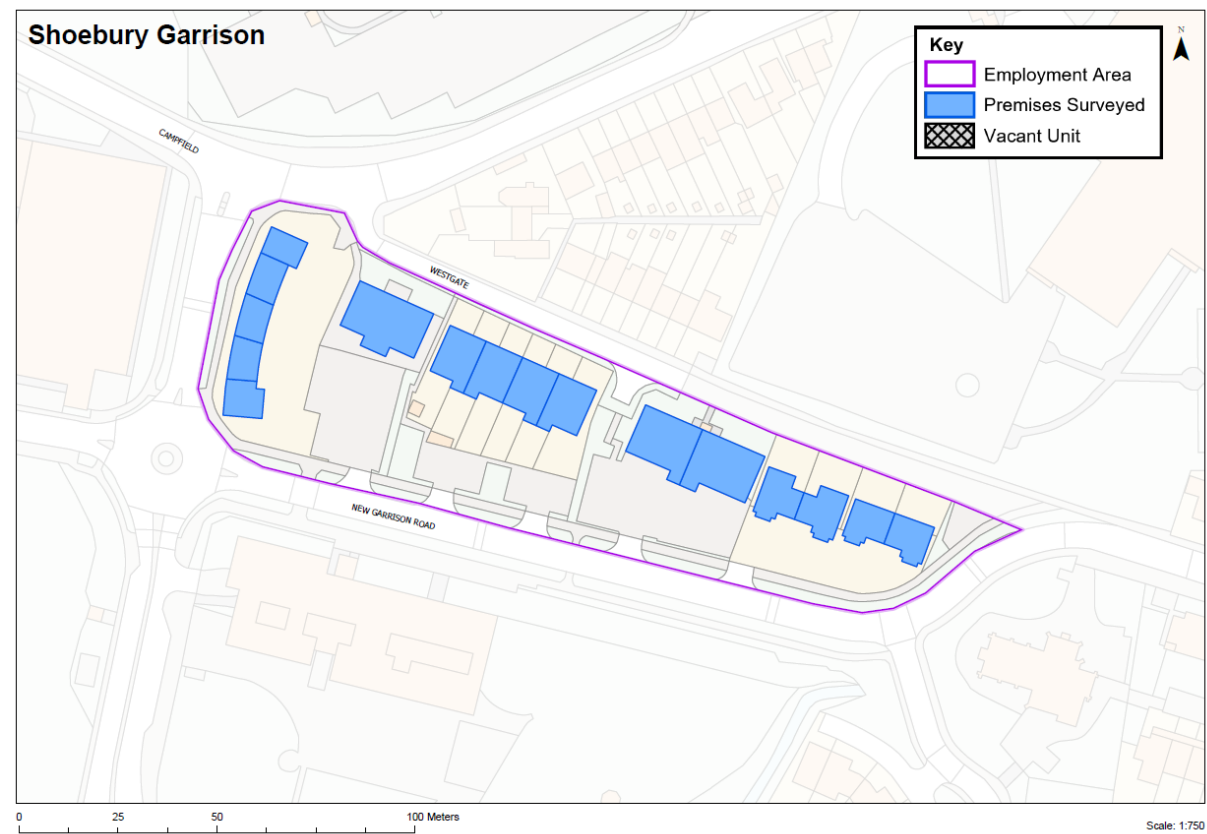
List of Occupiers

Unit Occupied by:	Footprint (sqm)
Hart Wholesale	125
Hart Wholesale	126
Hart Wholesale	125
Hart Wholesale	125
Hart Wholesale	124
Classic Sign Company	129
KT Hire	127
Solo Kitchens	130
Pink Hygiene ltd	126
Kursaal Tool Hire Depot	126
Brunel Computer Services	127
Cornell Amplification	94
Rainbow Int Restorations	95
Hart Wholesale	96
E Bedini and Sons	95
Sam Gatward Sign Shop	91
Vacant	94
Galliard Creative	90
Vacant	95
Southend Timber	105
Southend Autos	52
Q Deck	58
Estuary Wholesale	127
Unknown	128
Rosekelly Furniture	131
Vacant	135
Rocburn Ltd	120
Vacant	132

Evil Empire Performance		131
Vacant		131
Vacant		131
	Total footprint area	3,518
	Of which in B/E(g) Use Class use	3,387
	Total vacant footprint area	717

Shoebury Garrison (recommended for de-designation)

Map of premises surveyed



Site Details

Site Name	Shoebury Garrison
Site Address	New Garrison Road, SS3 9BT
Survey Date	June/ July 2024

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

Use Classes Surveyed

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	2	13%
Non-B/E(g) Use Class*	5	87%
<i>No of Total Vacant</i>	0	0%

Total Number of Units*	16	100%
*Note – this count includes all new development within the boundary of the employment area, comprising a number of new residential properties (counted together with the residential conversions of former employment premises).		

Access

Closest trunk road (Name and Distance)	A13
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 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 (Sainbury's)		
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic		
Neighbouring Amenities	Supermarket, Doctors Surgery, Commercial, School, Park		

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
---	-------------------------------	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Residential, school
Evidence of Pollutants	Site wholly on contaminated land

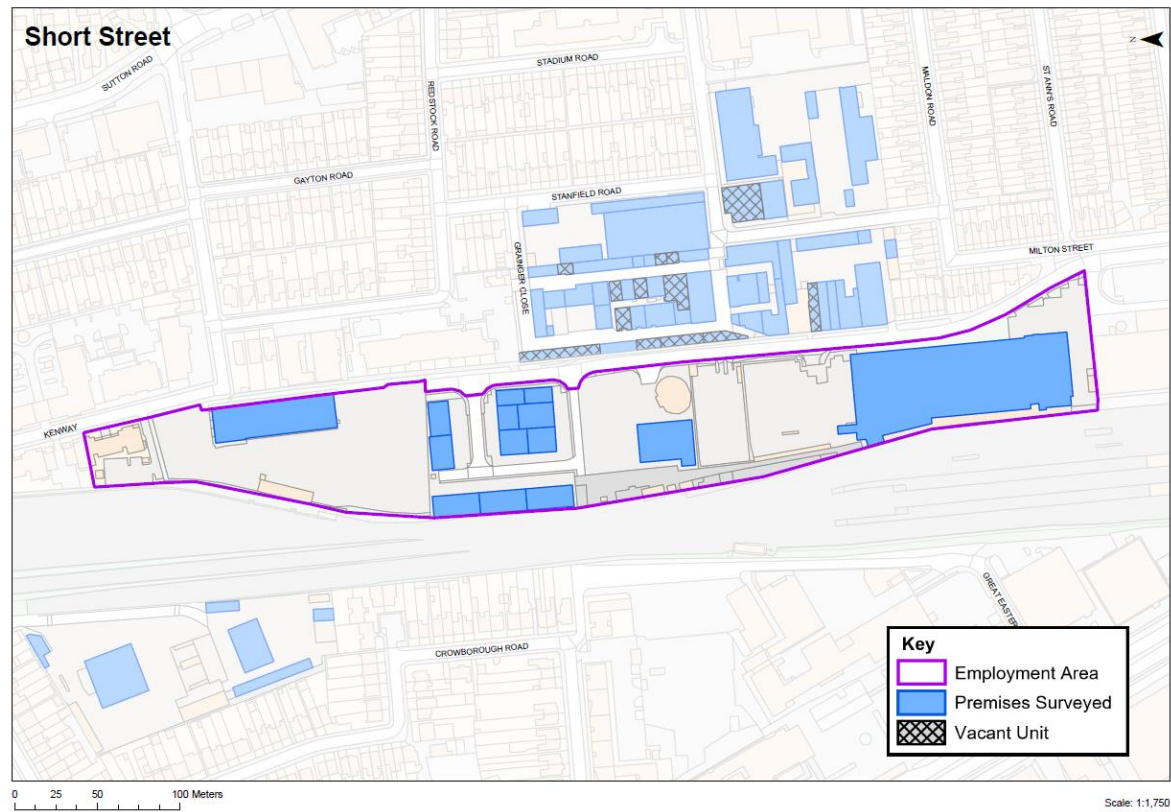
List of Occupiers

Unit Occupied by:	Footprint (sqm)
Sainsburys	267
Onecom	228
Pier Insurance	208
Residential (Use Class C3) (total)*	1,354
Total footprint area	2,057
Of which in B/E(g) Use Class**	436
Total vacant footprint area	0

*There are several new residential properties now, together with a number of residential conversions of former employment premises, all counted here. **Occupied/ Vacant

Short Street

Map of premises surveyed



Site Details

Site Name	Short Street
Site Address	Short Street, SS2 5BY
Survey Date	June/ July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	7	50%
Non-B/E(g) Use Class	7	50%
No. of total Vacant	0	0%

Total Number of Units	14	100%
-----------------------	----	------

Access

Closest trunk road (Name and Distance)	A13
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 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	Yoga Studio
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to City 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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Industrial, Residential, Rail
Evidence of Pollutants	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:	Footprint (sqm)
Royal Mail	6,058
Arriva	1,533

Veolia	799
6 Red Squares	182
Office Supplies	254
Urban Print & Design	366
D2 Design and Build	366
Eco Wings	273
Eco Wings	253
Yoga Factory	155
VES Customs	156
St Vincent's	254
D2 Design and Build	367
College	321
Total footprint area	11,337
Of which in B/E(g) Use Class	7,750
Total vacant footprint area	0

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 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 checked="" type="checkbox"/> General Industry/Business Area	<input checked="" type="checkbox"/> Recycling/Environmental Industries Sites
<input checked="" 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	87	90%
Non-B/E(g) Use Class	10	10%
<i>No. of total Vacant</i>	<i>10</i>	<i>10%</i>

Total Number of Units	97	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 – limited in places.
Rail Access	None nearby – Prittlewell to the south, access by bus
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 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	Farm Foods, Car Wash, Take away van		
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic		
Neighbouring Amenities	Coffee shop		

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	Industrial, Residential, Rail, Cemetery
Evidence of Pollutants	The site is on contaminated land, except for the eastern extend up to the edge of the sui generis uses.

List of Occupiers

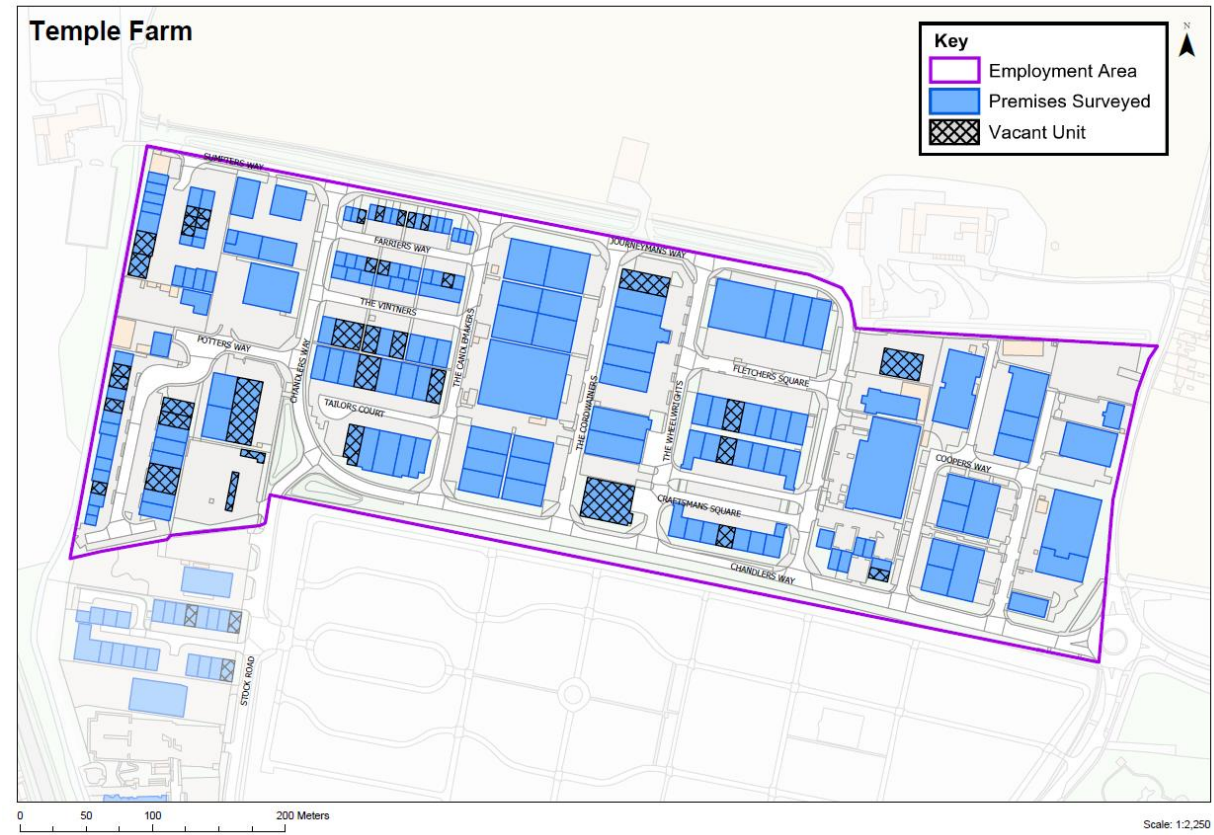
Unit Occupied by:	Footprint (sqm)
St Anns Manufacturing Co Ltd	2524
ESL Lifestyle	268
Johnstone's Decorating Centre	261
Stambridge Group	233
Steve's Self Hire	126
Medlock Electrical Distributors	744
J&C Contractors	130
Screwfix	908
Kranzle UK Ltd	325
Toolstation	426
Vacant	976

Prestige Autos Ltd	135
Select Mix	675
Melburn Motors	131
Leigh Baxter Associates Ltd	133
Vacant	130
Thundersley Joinery	137
BC Media	132
Unknown	130
Vacant	135
PJS Windows Ltd	122
PJS Windows Ltd	120
Walker Reed Ltd	404
Abbey Marble	142
Abbey Marble	138
The Body Shop Supplies	154
FloFix	123
Redline Supplies Ltd	82
JC Motorcycles	142
Twilight Memorials	142
Alloy wheel Refurbishment	141
Perry's Body Shop	142
Sunray Auto Repairs	139
Vacant	146
W & H Roads Ltd	979
Solopress	1,515
Hadleigh Salvage	326
Olympus Keymed	5,209
A.W.Hardy & Company Ltd	991
Protocon Engineering	653
Protocon Engineering	137

Maplin Timber	283
GatFire	299
FloFix/ Scion	208
Easy Storage	1,256
General Engineering Treatments/ Mario's Tyres	313
BIFFA	627
Amber Autos	240
BIFFA	195
K&S Pipe Contractors	291
DBR International	357
Solopress	98
Solopress	982
Solopress	106
Solopress	329
Solopress	1,056
Dolphin Services	134
Kitchen Base	473
Wilmas Bakery	105
Express Body Shop	100
Vacant	119
Premienier Screen Printing	226
SVS	249
Premier Metals	251
Vacant	127
Unknown	123
Cheltenham Motors	124
Alljay	116
Vacant	131
Vacant	132
Name not known	52

J.A.B. Construction Engineers		202
UK Power Networks		368
Jewson		1,261
SIG Roofing		114
Stock Road MOT		170
The Sign Man		243
Everything Taxi UK		243
Clean Park		2,386
K&O motors		309
Chadwick & Paxman Ltd		328
Caten Construction & Maintenance Ltd		315
Brand Identity		1,257
Mead Foam Ltd		288
Formula One		930
Unknown		35
Vacant		313
Clean Park		187
Household Waste Recycling Centre		6,341
Central Cleansing Depot		10,723
Southend Sewage Works		51,599
Farmfoods		1,426
IMO Car Wash		131
Vacant		633
A.W.Hardy & Company Ltd		196
General Engineering Treatments		76
St Anns Manufacturing Co Ltd		110
St Anns Manufacturing Co Ltd		2,524
	Total footprint area	109,880
	Of which in B/E(g) Use Class use	35,377
	Total vacant footprint area	2,842

Temple Farm
 Map of premises surveyed



Site Details

Site Name	Temple Farm
Site Address	Tailor Ct, SS2 5SX
Survey Date	June/July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	181	98%
Non-B/E(g) Use Class	3	2%

No. of total Vacant	37	20.1%
Total Number of Units	184	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, limited is some of the older parts of the estate given nature of uses
Rail Access	None nearby – Prittlewell to south, access by bus
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, Coffee Shop, Gyms
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to a few 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	Cemetery, Greenfield, Railway line, Road
Evidence of Pollutants	Site mostly on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
A.J.R. Eco Ltd	114
ORKO	115
Poppy Productions	115
JJ Auto Services	113
Silent Disco	225
Vacant	254
Vacant	241
Geoff Keane Carpets	136

Vacant	67
Vacant	68
Vacant	67
Estuary Windows	67
ETB Instruments	119
SK Signs & Labels Ltd	115
ETB Instruments	120
Byfield Engineering	117
Geoff Keane Carpets	136
Vacant	68
Vacant	68
Mobility Solutions	68
Biotherm Radio	70
Chalkwell Auctions	485
Olympus Keymed	535
Fulton Paper	453
Altech	284
PGR Timber Merchants	1,133
sas plumbing supplies	373
sas plumbing supplies	81
WTE UK Ltd	122
Vacant	123
Eco Power Supplies	124
Vacant	122
Vacant	119
Ortho Power	130
Vacant	97
Vacant	253
Rainbow International	228
Solopress	456

Solopress	934
Mainframe Communications Ltd	244
Battle Foam	229
Vacant	467
Bar Fittings	237
Bar Fittings	237
The Full Works	239
Vacant	231
Vacant	246
Worth and Co Blinds	102
HBS Proactive Building Services	62
Labels	62
Surgical Holdings	123
Surgical Holdings	217
Surgical Holdings	113
Surgical Holdings	111
Altex UK	519
Vacant	319
Ruark Acoustics Limited	372
Avocet Aviation	354
Avocet Aviation	309
Vacant	261
ESL Lifestyle	267
Bennetts	318
South Essex Fasteners	399
Vacant	404
Altex UK	315
Electric Centre	263
Britannia Safety Ltd	253
Vacant	422

Auto Window Screens	205
Vacant	212
Bart Audi Specialist	210
Vacant	207
Waverley Brownall	214
Waverley Brownall	197
Waverley Brownall	216
Aquapress	81
BPF Plastics	102
Olympus KeyMed	308
Name not known	82
Leigh Cars	102
Unknown	81
Vacant	81
H's Motor Repairs	104
Vacant	80
The Front Door Shop	103
Rayleigh Silkscreen	82
The Front Door Shop	105
Roastery & Coffee House	80
The Front Door Shop	103
Motor & Armature Rewinds Ltd	82
MK Caravans	75
Paul Acreman	84
Vacant	83
Ejs Motors	80
Safe Fire	50
Party Time	50
U Spanner	51
Eastwood Security Services	63

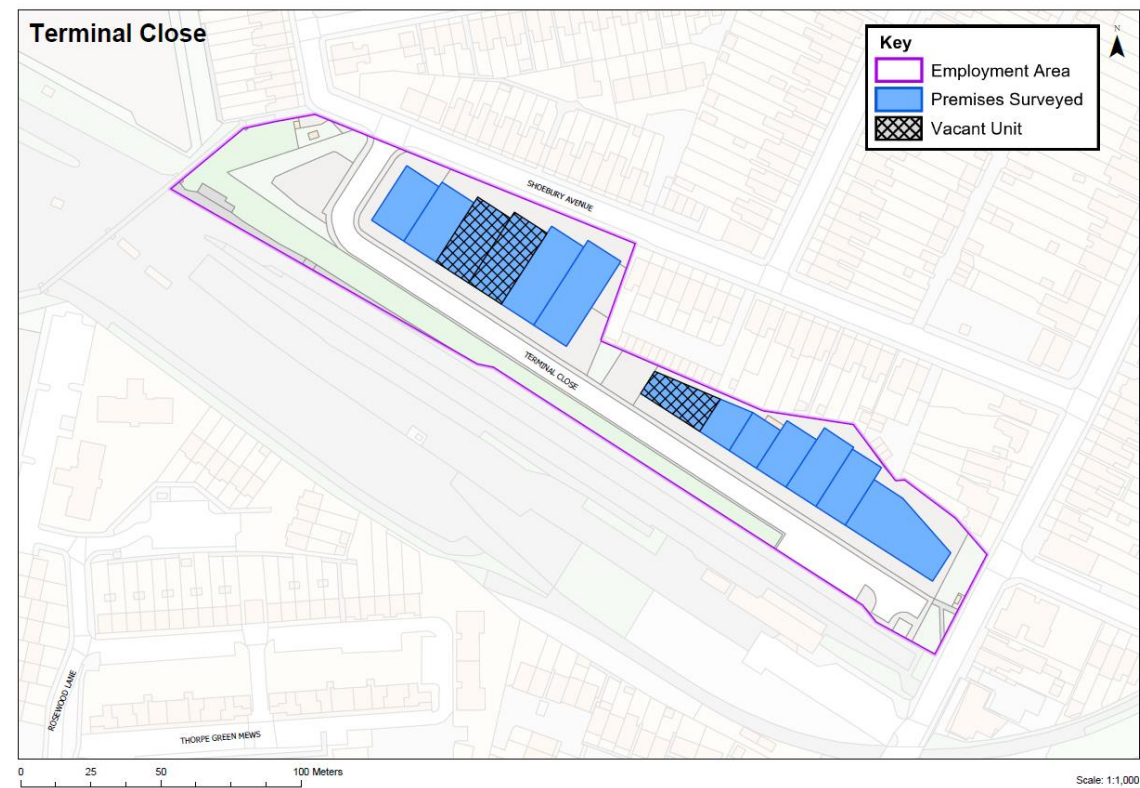
PB Polishers	63
Hayes Automotive	59
Vacant	60
Essex Carpets	60
Vacant	62
Vacant	61
Rayleigh Mowers	60
Rayleigh Mowers	63
The Little Figaro Car Co	63
Vacant	63
Vacant	54
Auto Fabrica	53
E Linley & Son	54
DRS Heating & Plumbing	502
City Plumbing	510
Safwat Cars Ltd	496
Pride and Joy Classic Cars	499
Essex Supplies	486
Formara Printers	934
Olympus KeyMed	912
CarpLife	494
Olympus Keymed	731
Olympus Keymed	556
Olympus Keymed	757
Olympus Keymed	566
Olympus Keymed	3,007
FMS Foils Group	779
FMS Foils Group	754
Vacant	1,099
Vacant	520

Howdens	538
Climatec	543
Climatec	542
Howdens	1,125
BW Motoring	256
Essex Injection Mouldings	194
Carlton Kitchens	189
Vacant	190
SMD Auto	190
Motortech Car Sales	186
Digby Trailers Ltd	196
Nasco Digtec Ltd	69
The Temple Cafe	313
Essex Injection Mouldings	235
Essex Injection Mouldings	242
Hunter	308
Motortechs	238
Vacant	240
D&G Motors	242
Alutec	279
Vacant	291
Alutec	294
Climatec	281
Alutec	261
Eurocell Building Plastics	294
Rayleigh Glass	265
Infinity Seating Ltd	545
Climatec Windows Ltd	537
Climatec Windows Ltd	1,612
I Love Fancy Dress	530

Auto Accident Claims	125
Mainframe Communications Ltd	669
EDP UK Ltd	419
Plumb Parts Centre	406
Vacant	589
Newline Cleaning Centre	789
FMS Foils Group	1,652
FMS Foils Group/ Friths Flexible Packaging Ltd	146
FMS Foils Group	363
Method	146
Rexel	786
Timewise Services	113
Paul George Consultancy	94
Auto Accident Claims	92
Outsource Financials	111
Vacant	116
Primary Care Trust	1,005
Rega	1,462
Infinity Seating Ltd	911
Infinity Seating Ltd	474
Emersons	449
Gateway Property	233
Newline Cleaning Centre	403
Newline Cleaning Centre	398
Olympus Keymed	2,912
Aero Partners (Printers)	453
Total footprint area	61,200
Of which in B/E(g) Use Class use	60,118
Total vacant footprint area	8,841

Terminal Close

Map of premises surveyed



Site Details

Site Name	Terminal Close
Site Address	SS3 9BN
Survey Date	June/ July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	12	92%
Non-B/E(g) Use Class	1	8%
<i>No of total Vacant</i>	3	23.1%

Total Number of Units	13	100%
-----------------------	----	------

Access

Closest trunk road (Name and Distance)	A13
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 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 Shoebury High Street with some local shops and services, and railway station		

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
------------------------------------	-------------------------------	--	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Residential, Rail, Road
Evidence of Pollutants	Site wholly on contaminated land

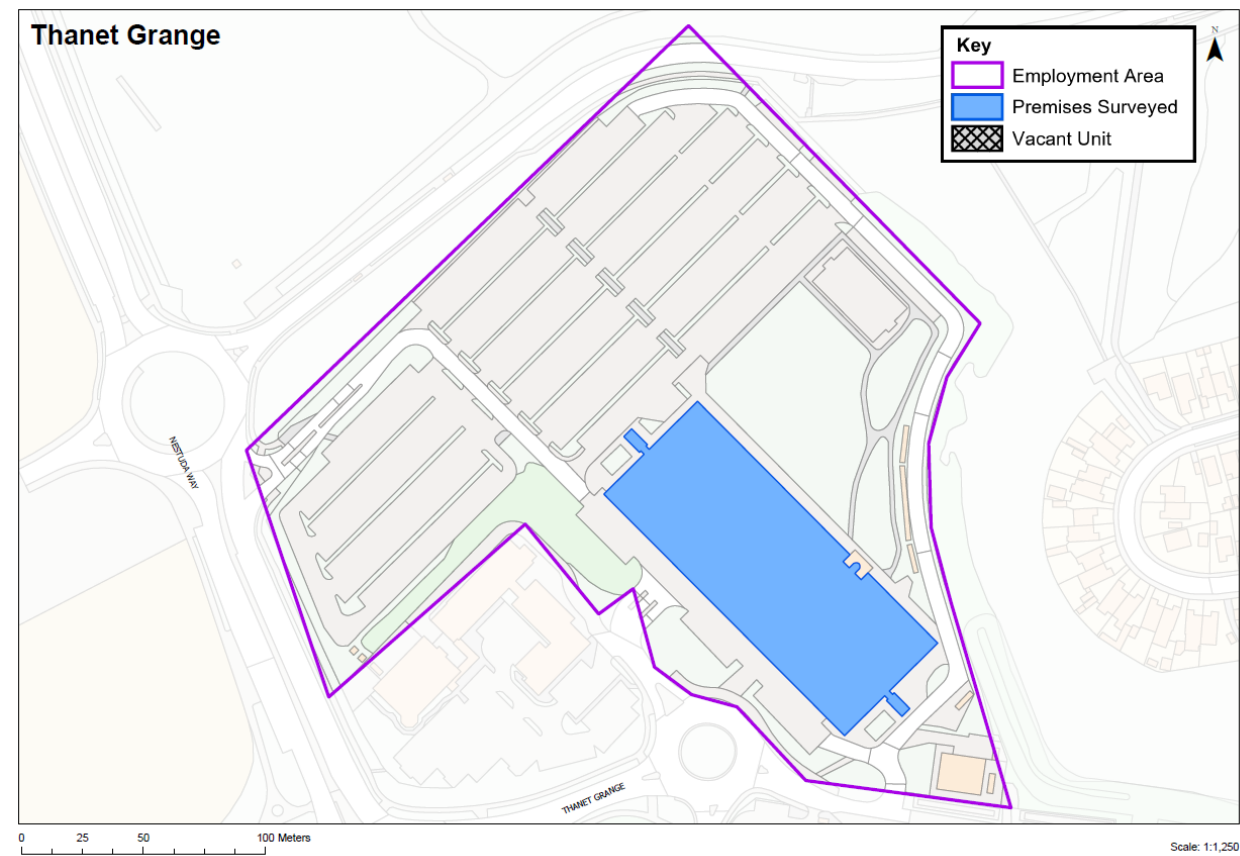
List of Occupiers

Unit Occupied by:	Footprint (sqm)
Overton Vehicle Overhauls	317
Ballantyne Edwards	341
Vacant	382
Vacant	416
John James	455
John James	498
Vacant	288
Loose Linen Ltd	185
Southend Total Engineering	186
Akeron (UK) Ltd	253

The Garage		316
Shoebury Confectionery Ltd		622
Vintage Classic Car Hire		299
Overton Vehicle Overhauls		317
	Total footprint area	4,650
	Of which in B/E(g) Use Class use	4,261
	Total vacant footprint area	1,087

Thanet Grange

Map of premises surveyed



Site Details

Site Name	Thanet Grange
Site Address	Thanet Grange, SS0 0EJ
Survey Date	June/ July 2024

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 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	1	100%
Non-B/E(g) Use Class	0	0%
<i>No. of total Vacant</i>	<i>0</i>	<i>0%</i>
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 nearly – closest rail access at Southend Airport but not easily accessible by foot.
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 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
100%			

On-site amenities	On site amenities for staff
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Supermarket, petrol station

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
---	-------------------------------	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Retail, Petrol Station, Hotel, Restaurant/ Pub, Airport, Road
Evidence of Pollutants	Site not on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
RBS	7,588
Total footprint area	7,588
Of which in B/E(g) Use Class	7,588
Total vacant footprint area	0

Tickfield Avenue

Map of premises surveyed¹⁰



Site Details

Site Name	Tickfield
Site Address	Tickfield Avenue, SS2 6LL
Survey Date	June/ July 2024

¹⁰ For the purpose of this survey the school to the north of the employment area has not been included, as per the proposed boundary amendment to be reflected in Local Plan.

Site Description

Site Area	1.4ha
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 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 checked="" 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	6	100%
Non-B/E(g) Use Class	0	0%
<i>No of total Vacant</i>	<i>0</i>	<i>0%</i>

Total Number of Units	6	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 on site
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 checked="" 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 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	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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

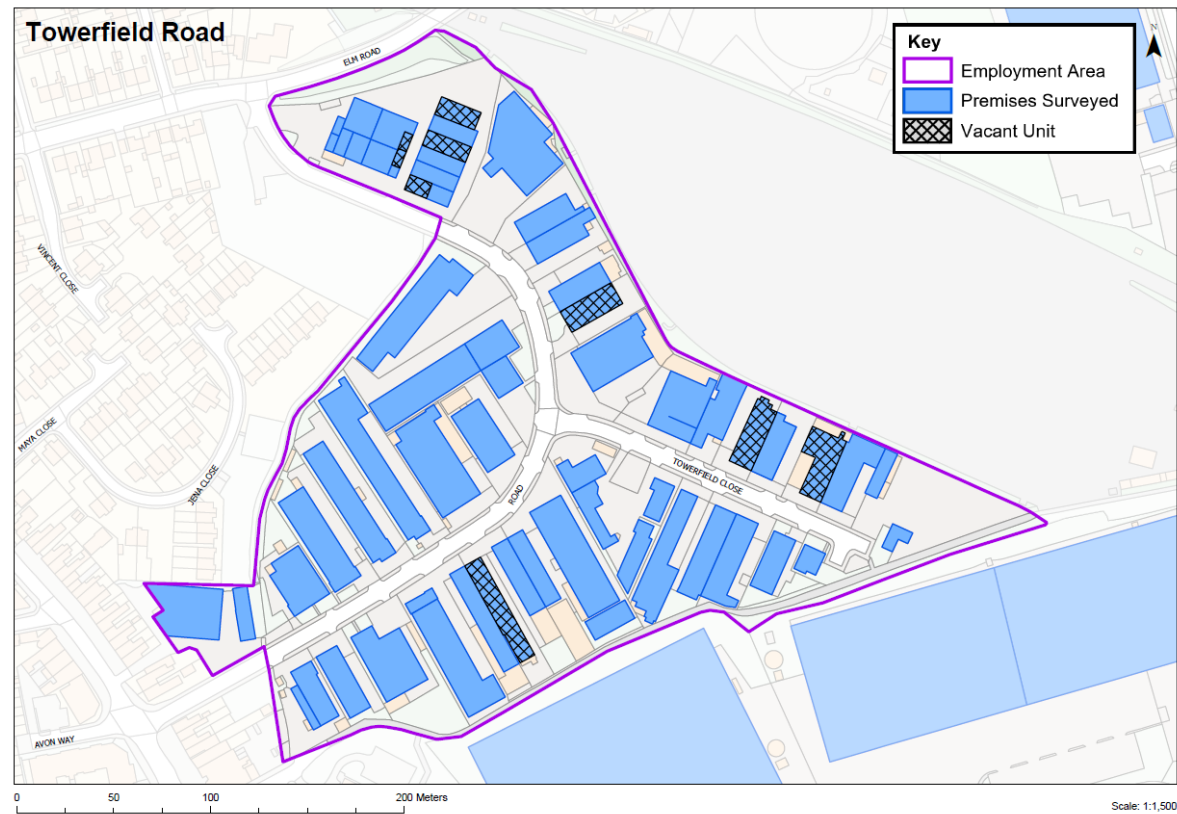
Neighbouring Uses	Residential, railway line to east
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
MOT Centre	293
The Tickfield Centre	908
Autorama	524
Autorama	117
Driving Test Centre	128
LD Transport	86
Total footprint area	2,056
Of which in B/E(g) Use Class	2,056
Total vacant footprint area	0

Towerfield Road

Map of premises surveyed



Site Details

Site Name	Towerfield Road
Site Address	Towerfield Road, SS3 9QP
Survey Date	June/ July 2024

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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	56	88%

Non-B/E(g) Use Class	7	12%
<i>No of total Vacant</i>	8	12.7%
Total Number of Units	63	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 nearby
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.
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Local shops and services 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
------------------------------------	--	-------------------------------	------------------------------------

Environment appropriate for current uses?

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

Neighbouring Uses	Close to a small range of local services
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
Eazystore	356
Savills Catering	438
Insight Creative	97
Laundry	1,016

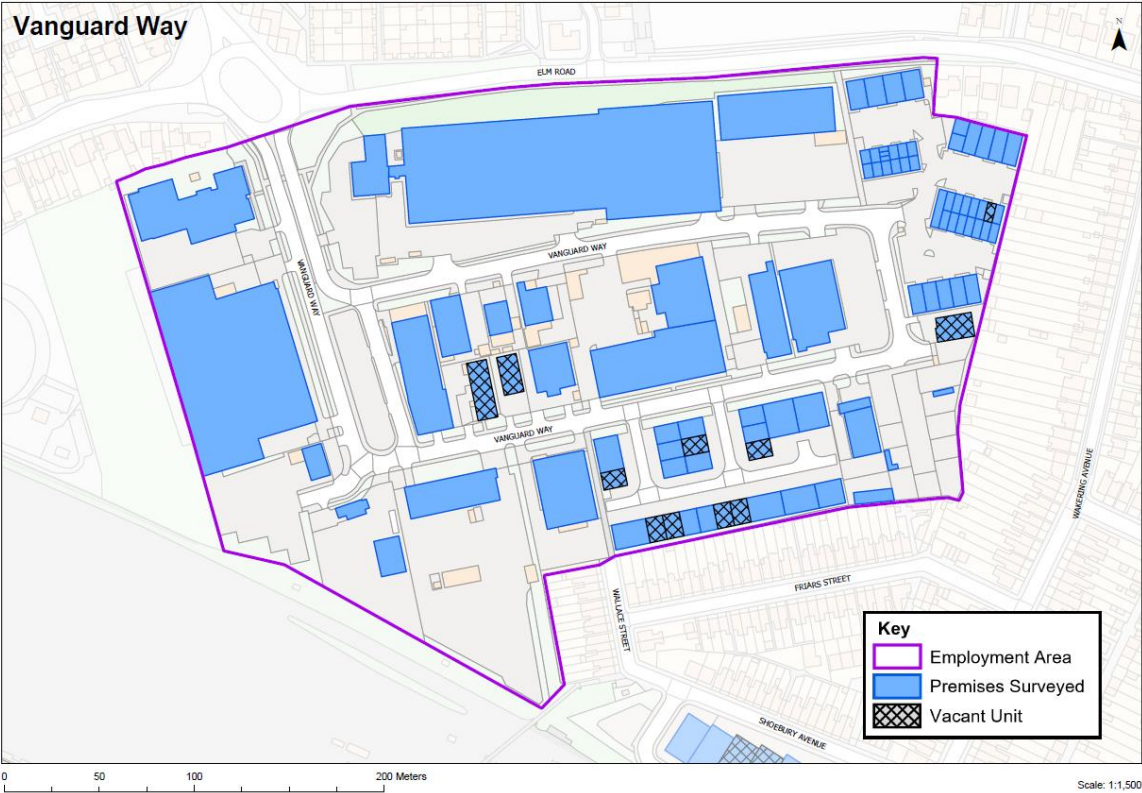
Alpine Fabrication	515
VACANT	521
Jack Thomas Building Services	382
ACS Aircraft Component Services	364
EGL Homecare	1,391
Sharp Aviation	190
Creative Cutting and Roofing	302
General Engineering Treatments	789
Directions La Riche Beauty Supply Store	575
Directions La Riche Beauty Supply Store	594
Ray Brooks Sheet Metal Works Ltd	374
Cube Creative Design	151
RAC Service Garage	377
Edd Court Personal Training	377
Vacant	429
Fabricators World	865
Vacant	369
JM @ 38 Performing Arts Studio	364
Sovereign Design Play Systems	418
S&S Northern	384
Sovereign Timber	1,193
Crop Aid	211
Herve Engineering Ltd	830
Fruits of the Sea	831
Essex Wed Offset	1,165
DB Print	945
Postage Solutions	1,188
Kingsbury Screens Ltd	298
Mulberry & Pier Protective Coatings Ltd	832
S&S Northern	98

Vacant	101
Unknown	201
Unknown	195
Vacant	202
Vacant	212
Green Light Print Solutions	41
Aspect Cooling	40
Microtec	492
Ipeco Holdings	600
S&W Metals	1,084
LSJ engineering	577
Rikki Cann Aston Martin Specialist	558
VACANT	513
Unknown	285
Aero Stocks Ltd	260
Secure Box Services	212
Eazystore	101
Secure Box Services	876
Microtec	745
PFS	251
DB Print	377
Wetsuits Galore	266
Wok King Express	206
Vacant	42
Vacant	40
MSCA Textile Merchant	25
Shoebury Tyre & Auto Ltd	281
All this Scene	83
Hawkins School Cookery and Wine	132
	28,227

Of which in B/E(g) Use Class use	24,836
Total vacant footprint area	2,429

Vanguard Way

Map of premises surveyed



Site Details

Site Name	Vanguard Way
Site Address	Sutton Road, SS3 9RA
Survey Date	June/ July 2024

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 checked="" 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 checked="" 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

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	85	91%

Non-B/E(g) Use Class	3	8%
<i>No. of total Vacant</i>	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
	40%	60%	

On-site amenities	None
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Close to a couple of local 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, Road, Rail
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

Unit Occupied by:	Footprint (sqm)
LAH Accountancy	64
Industrial Metal Services	1,406
Hythehopes Ltd	144
Sundried Activewear	151
Audio Wave	149
Fides M&R	148
Union Studios	63
Essex House Removals ltd	119
Ventam Systems Ltd	121
Hi Tech Steel Solutions	240
Vacant	118
Vacant	116
Green Rooms UK	119
CITI Painting and decorating	118
Vacant	115
Vacant	114
RS Automotive Ltd	236
RS Automotive Ltd	234
RS Automotive Ltd	181
Mansion Construction	217
Vanguard Auto Services	362
Saw Scrap	34
CDL Scaffolding	29
Luna UK Ltd	291
Unknown	294
Colorcoat Spray Painters	112
Goodwin Motors	119
Vacant	116

Paxman Joineries	120
Unknown	115
Carl Trim	118
D J Cottons	124
VACANT	118
CMS Communications	120
Essex House (aka Saw Scrap)	245
IMS	1,133
R G Wylie & Co Ltd	641
E and B Motors Ltd	1,804
Hi Tech Powder Coating	229
Vacant	115
Endocarts	1,003
Paxman Joinery	489
JD Fabrication and Welding	287
General Engineering Treatment Ltd	199
Vacant	213
Vacant	327
General Engineering Treatment Ltd	476
General Engineering Treatment Ltd	1,176
Imperial Metal Recycling	254
Imperial Metal Recycling	115
Shoebury Vehicle Services	182
South Essex Stockholder (SES) & IMS	1,622
Unitruc Automotive Logistics	815
Lacey's Event Services	109
Home Instead Senior Care	109
R&P Partnerships	109
Holder Enterprises Ltd	109
Relish	109

Fans and Ventilation Ltd	124
Print Peel & Stick	129
Industrial Metal Services	8,740
Industrial Metal Services (IMS)	5,811
Reception Unit A Seedbed Centre	88
Industrial Metal Services	489
E & B Motors Ltd	905
Addison Publications	44
Control Fitness	44
Vacant	44
UK Horns	44
Rosh Optics Ltd	44
Adam Hall Ltd	44
Bright Horizons	44
FGH Ironmongery	44
MCO Group Ltd	44
Parkson Foods Ltd	44
The Garden Landscape Co	44
Training and Conference Facility	44
Eternal Communications Ltd	44
Moo Moo Photographic	37
Seaside Movers	37
Vino Vero Ltd	37
Phoenix Animation Ltd	37
Naas Fashion	37
Creative Business Suite	37
LD Systems	37
Amapola London Ltd	37
Kiss Kiss	37
Unknown	37

Martial Sound Production Studio	37
TR Consultancy Ltd	12
OTC Registrars Ltd	12
Key Investments Ltd	12
Wild Orchard Fabric Co Ltd	44
Total footprint area	35,465
Of which in B/E(g) Use Class*	33,899
Total vacant footprint area	1,642

*Occupied/vacant