Southend Employment Area Surveys

Update Report

October 2026

Introduction

1. Southend's employment areas, as defined by the Development Management Document Policies Map (2015)[1], were surveyed as part of the preparation of the Southend new Local Plan and reported on in November 2024[2]. Supporting evidence, together with these surveys, helped to inform the proposed approach in the emerging Local Plan – Preferred Approach with Options document (2025), at Policy DM6.3, and recommended releasing a small number of existing employment areas from their employment designation[3]. These surveys are undertaken annually, updated in 2025 and 2026. The results of the 2026 surveys (undertaken in September 2026) are set out in this report.

2. Following the Regulation 18 (SCC Local Plan – Preferred Approach with Options) consultation in 2025, further work has been undertaken to determine what growth potential there is within the city's employment areas, and site visits and an assessment have been carried out to determine that the classifications (i.e. Employment Growth Area v Industrial/ Business Estate) are appropriate for each area[4].

Main Findings

3. The evidence base, including the Southend Employment Intensification Study, and site surveys have informed the approach to designating and classifying the employment areas, setting out an updated proposed approach to that presented within the Southend Local Plan – Preferred Approach with Options document (2025). This includes setting out the Employment Growth Areas to reflect the findings of the Employment Intensification Study, recognising those areas that should continue to be protected for employment use, and where growth potential has been identified, as well as listing the Industrial/ Business Estates to reflect those employment areas that should continue to be protected, and enhanced as appropriate. Employment Areas are proposed therefore to be classified as set out in Table 1, with those areas proposed for release from their existing employment area designation set out in Table 2.

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[1] https://www.southend.gov.uk/development-plan-documents/development-management-dpd
[2] https://localplan.southend.gov.uk/sites/localplan.southend/files/2025-09/Employment%20Area%20Surveys%202024.pdf
[3] This approach was also informed by the Southend Employment Release Topic Paper (2021) https://localplan.southend.gov.uk/sites/localplan.southend/files/2021-08/Southend%20Employment%20Site%20Release%20Topic%20Paper%202021.PDF
[4] Southend Employment Intensification Study (2026); Southend Economic Needs Assessment (2026)

Table 1: Proposed classification of Employment Areas for Local Plan

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

Table 2: Employment Areas to be released from Employment Area designation through the Local Plan

Employment Area	Description/ Justification	Recommendation
Grainger Road	Located in Southend Central, bounded by residential uses to the north and south, Short Street Employment Area to the east, and Sutton Road and Greyhound Way to the west. Notable areas of poorer quality stock within the estate, with limited road access, and narrow/ limited access and circulation	Remove employment area designation. Development in accordance with site allocation HEA267.

	and parking space within the estate, particularly for large/ heavy vehicles, prevalence of vacancies and non-B class/E(g) employment uses.	
Prince Close	Small area located directly off the A127. A former large factory on the eastern part of the site has been redeveloped for residential. On the remainder of the site, there is a mix of uses, and therefore a small proportion of the site remains in B class/E(g) employment use. Other factors include restricted road access passing through residential areas, constraints on site for vehicle access, and adjacent to residential uses.	Remove employment area designation. Development in accordance with site allocation HEA266.
Terminal Close	Located in Shoeburyness, directly north of the train station and sidings, and surrounded by residential uses. There is limited road access – one access point onto/ out of the site, and limited circulation space. There are a number of vacancies across the site, and other non-B class/ E(g) employment uses, and poorer/ dated quality of stock.	Remove employment area designation. Development in accordance with site allocation HEA265.
Former Employment Areas already redeveloped for mixed use		
(Former) Prittle Brook Industrial Estate	*The former Prittle Brook Industrial Estate has been redeveloped, primarily for residential use with a hospice and supermarket to the front of the site, the site therefore necessitates release from its employment designation.*	*Remove employment area designation – site has been redeveloped, primarily for residential use.*
Shoebury Garrison (Phase 1)	*A small area located in the east of the city. Since the construction of three office buildings on part of the site, a number of residential properties have been built around them, and one of the commercial buildings is in retail use, and another has been converted to residential. Residential uses dominate this area.*	*Remove employment area designation – site has been redeveloped, primarily for residential use.*

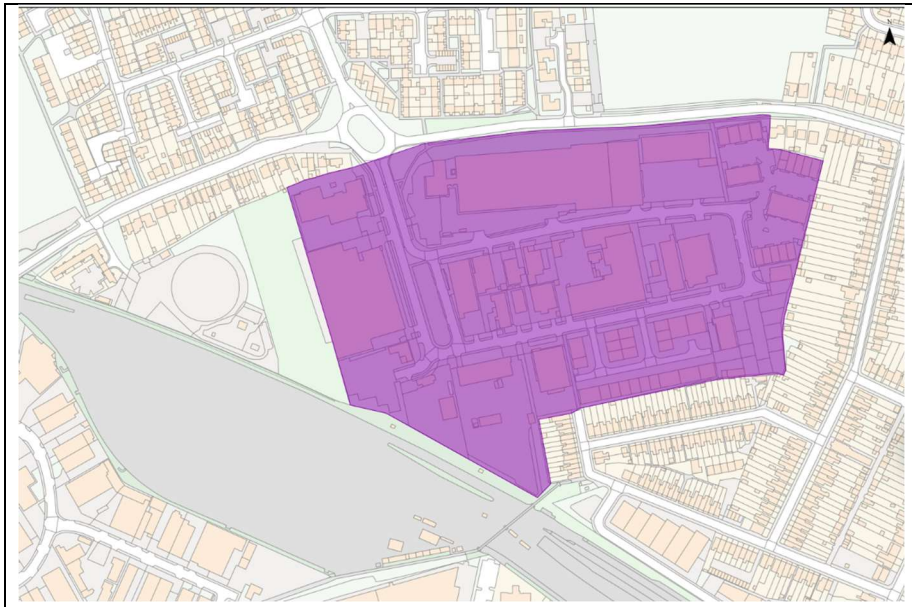
4. The employment area surveys identified the following (see Appendix 1 for full survey results):

- A revised boundary to Vanguard Way Employment Area is considered appropriate to include two adjacent sites, following planning permission being granted (reference 25/00922/FUL) for the change of use of a former gas works (sui generis use) to self-storage business (use class B8)[5] on one of these sites, and for the adjacent site (based on an assumption of the potential for employment floorspace informed by this planning permission). See Map 1a and 1b for existing and proposed boundary for Vanguard Way.
- A revised boundary to Progress Road Employment Area is considered appropriate to remove Lidl supermarket and three adjacent/ adjoining units on Rayleigh Road taking these out of the Employment Area boundary and including these units instead within the boundary of the adjacent Rayleigh Road Neighbourhood Centre (see Map 2a and 2b for existing and proposed boundary for Progress Road).
- In total the Employment Areas cover c.112 hectares.
- The identified Employment Areas in the city are generally performing well, and most have a high occupancy level. On average, vacancy levels across the employment areas were 7.8%.
- The highest proportion of vacant units were recorded at Temple Farm – this is the largest employment area in terms of number of units (185) and there are a number of well-established businesses here. The employment area continues to be busy and generally well occupied, a number of the vacant units were noted to be primarily smaller and/ or older premises distributed across the estate.
- There were over 680 individual premises surveyed in Southend's Employment Areas (Table 3 provides a breakdown of Employment Areas by premises, Table 4 provides a breakdown of Employment Area by footprint area):
    - On average, across the employment areas, 90% of premises (occupied/ vacant) were characterised as being within Use Classes B and E(g).
    - On average, across the employment areas, 92% of premises were occupied by a functioning Use Class B or E(g) activity.
    - At the time of survey, 86 premises were vacant across the employment areas, equating to an average vacancy rate of 7.8%.
- The combined total footprint of all premises within the identified Employment Areas surveyed equals over 400,000sqm.

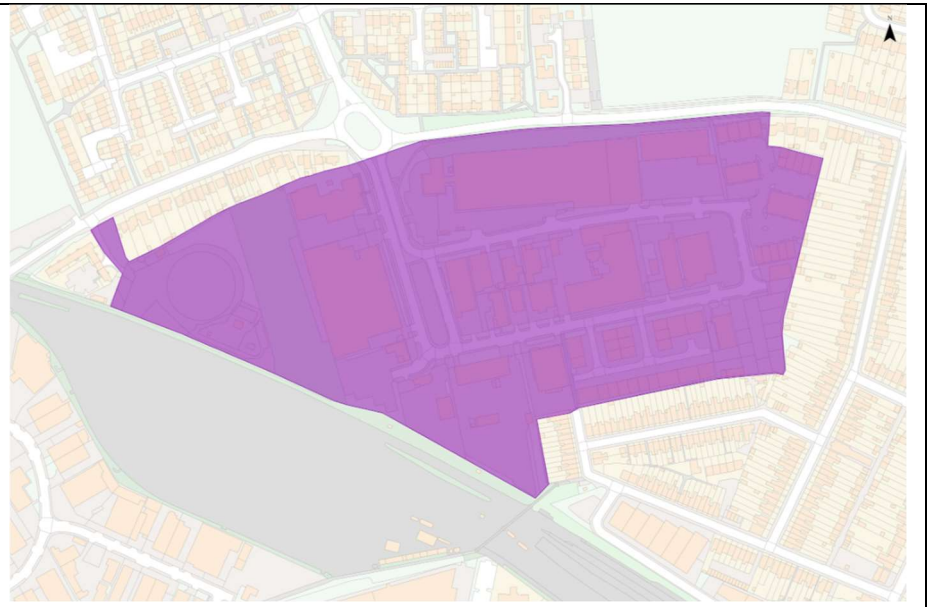
5. It is recommended that the areas listed in Table 1 continue to be designated as employment areas in the Local Plan and regularly monitored. The employment areas set out in Table 2 continue to be recommended for release from this designation, with further detail set out in Appendix 2.

[5] The site, together with land adjacent, were considered in previous Housing and Economic Land Availability Assessment (see HELAA, 2018) (site reference HEA164 which has planning permission for change of use to self-storage (Use Class B8) at 4,514sqm[5], and HEA165 to which an assumption has been applied based on the employment floorspace permitted at HEA164, at 3,471sqm), but their availability was unknown. As permission has been granted for B class employment use, and the sites are immediately adjacent to Vanguard Way employment area, it is considered that the boundary of this employment area should be extended to include these sites.

Vanguard Way Employment Area – Boundary Revision Maps

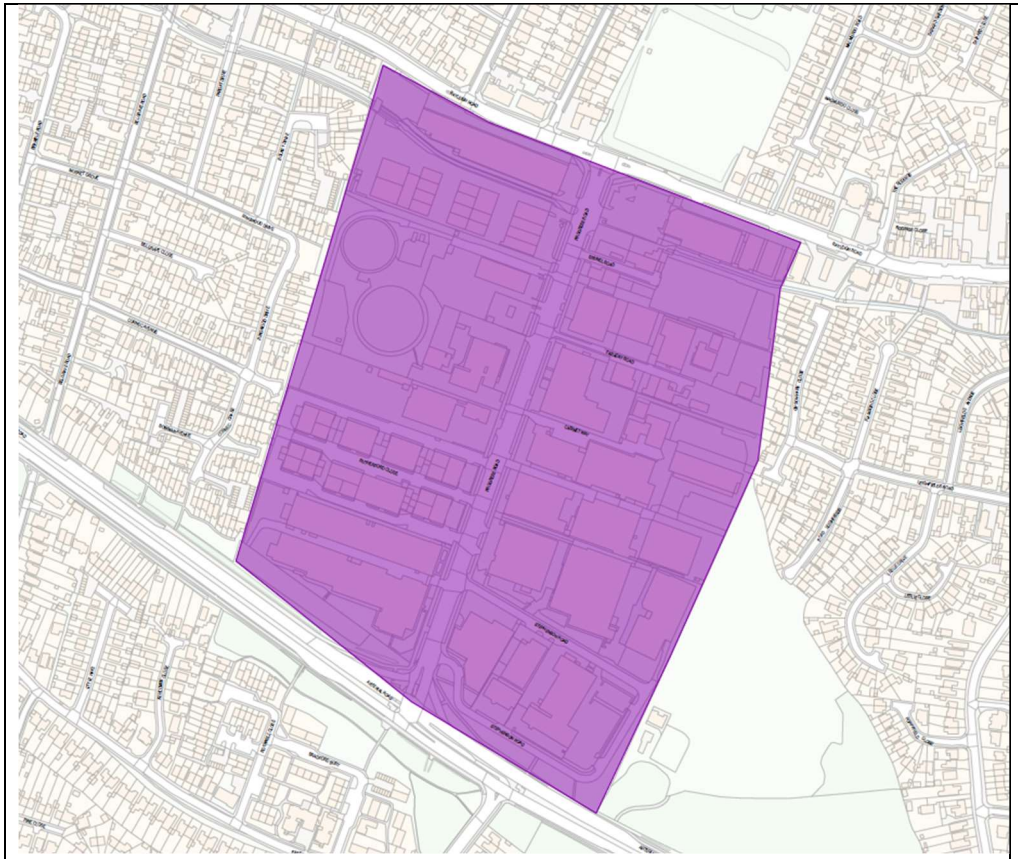


Map 1a: Vanguard Way Employment Area, existing boundary (DMD 2015)

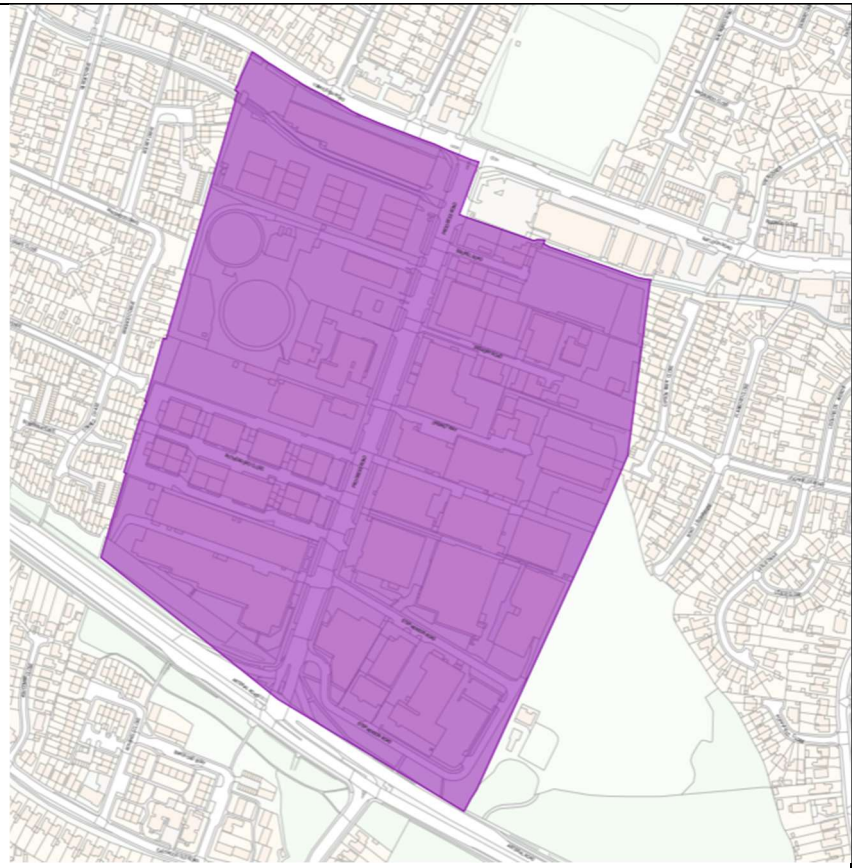


Map 1b: Vanguard Way Employment Area, proposed extended boundary (Local Plan, 2026)

Progress Road Employment Area – Boundary Revision Maps



Map 2a: Progress Road Employment Area, existing boundary (DMD 2015)



Map 2b: Progress Road Employment Area. Proposed boundary (Local Plan, 2026)

Table 3: Breakdown of Employment Areas by premises surveyed (September 2026) – excluding area for releases (see Table 2)

Employment Area	Total No. of premises	No. of premises in Use Class B/E(g) (Occupied/ Vacant*)	% of premises in Use Class B/E(g) (Occupied/ Vacant*)	No. of Use Class B/E(g) premises occupied	% of Use Class B/E(g) premises occupied	No. of Vacant premises	% of Vacant premises
Airborne Industrial Estate	6	6	100%	5	83.3%	1	16.7%
Airbourne Close	6	5	83%	5	100.0%	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%
Comet Way	26	21	81%	18	85.7%	3	11.5%
Laurence Industrial Estate	39	37	95%	32	86.5%	5	12.8%
Priory Works	25	21	84%	18	85.7%	3	12.0%
Progress Road	90	71	79%	68	95.8%	4	4.4%
Rosshill Industrial Park	31	30	97%	27	90.0%	4	12.9%
Short Street	14	7	50%	7	100.0%	0	0.0%
Stock Road	97	88	91%	75	85.2%	13	13.4%
Temple Farm	185	180	97%	152	84.4%	28	15.1%
Thanet Grange	1	1	100%	1	100.0%	0	0.0%
Tickfield Avenue	6	6	100%	6	100.0%	0	0.0%
Towerfield Road	63	56	89%	48	85.7%	9	14.3%
Vanguard Way	91	82	90%	74	90.2%	10	11.0%
Total	**686**	**617**	**90%** *average*	**542**	**92%** *average*	**80**	**7.8%** *average*

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

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 4: Breakdown of Employment Areas surveyed by footprint area (in sqm) (September 2026) – excluding areas for release (see Table 2)

Employment Area	Total Area. of premises	Area of premises in Use Class B/E(g) (Occupied/ Vacant*)	% of premises in Use Class B/E(g) (Occupied/ Vacant*)	Area of Use Class B/E(g) premises occupied	% of Use Class B/E(g) premises occupied	Area of Vacant premises	% of Vacant premises	Employment Area Size
Airborne Industrial Estate	7,360	7,360	100%	5,375	73.0%	1,985	27.0%	13,908
Airbourne Close	7,974	7,145	90%	7,145	89.6%	0	0.0%	20,176
Aviation Way	7,289	7,289	100%	7,289	100.0%	0	0.0%	15,909
Campfield Road	29,125	29,125	100%	29,125	100.0%	0	0.0%	61,283
Comet Way	20,561	18,303	89%	17,820	86.7%	484	2.4%	61,484
Laurence Industrial Estate	5,411	5,166	95%	4,262	78.8%	904	16.7%	12,603
Priory Works	2,303	1,836	80%	1,588	68.9%	248	10.8%	9,590
Progress Road	68,478	52,571	77%	50,934	74.4%	4,306	6.3%	214,602
Rosshill Industrial Park	3,518	3,387	96%	3,031	86.1%	488	13.9%	11,349
Short Street	11,337	7,750	68%	7,750	68.4%	0	0.0%	40,262
Stock Road	109,880	37,763	34%	34,552	31.4%	3,211	2.9%	213,983
Temple Farm	61,200	59,806	98%	53,768	87.9%	6,038	9.9%	188,997
Thanet Grange	7,588	7,588	100%	7,588	100.0%	0	0.0%	54,147
Tickfield Avenue	2,056	2,056	100%	2,056	100.0%	0	0.0%	12,022
Towerfield Road	28,227	24,836	88%	21,740	77.0%	3,308	11.7%	72,455
Vanguard Way	35,440	34,058	96%	32,825	92.6%	1,462	4.1%	106,891
Total	**407,749**	**306,040**	**88%**	**286,847**	**82%**	**22,434**	**5.5%**	**1,109,661**

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

*** Note that the survey includes all premises as per the DMD (2015) ***Note that the boundary is proposed to be extended to incorporate adjacent sites although these do not currently contain employment floorspace and so aren't included.*

Appendix 1 - Summary of Findings (employment area surveys, September 2026)

The following section provides an overview of the findings for each employment area within the city as part of the surveys, undertaken in September 2026. 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). This was not surveyed as part of this work.

Information on Use Classes and vacancy levels was collected via a non-technical visual survey and may not represent the lawful use.

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 city. The sites are comprised of mixed quality condition premises, primarily in light industrial B2 general industrial and B8 storage and distribution use.
- Within Airborne Close, 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.
- Only one of the premises was vacant at the time of survey.
- The combined premises footprint, in terms of area of premises, equals c.15,000sqm.
- Continue to protect for employment uses.

Aviation Way (1.59 Ha)

- Aviation Way is in the north of Southend and straddles the city boundary with Rochford. Only the Southend element has been surveyed for the purpose of this report.
- The Southend element of this employment area comprises three units (in Class B2/ B8 and supporting E(g) Use Classes), which are situated adjacent to Laurence Industrial Estate and near Comet Way employment area.
- All of the premises are occupied by one company; there were no vacancies at the time of survey.
- The combined premises footprint in terms of area of premises equals c.7,000sqm.
- Continue to protect for employment uses.

Campfield Road (6.13 Ha)

- Campfield Road employment area consists of three large premises. The employment area is located next to Towerfield Road Industrial Estate in Shoeburyness.

- All of the premises were occupied at the time of survey.
- The premises were characterised as being predominantly in class B8 use, storage and distribution, with some supporting Class E(g)i-iii use.
- The combined premises footprint in terms of area of premises equals c.29,000qm.
- Continue to protect for employment uses.

Comet Way (6.15 Ha)

- Comet Way is located on the northern edge of Southend, close to both London Southend Airport and the A127, and the Laurence Industrial Estate and Aviation Way employment areas.
- The overall site condition is mixed in terms of quality. There are several modern units, including a large car showroom and veterinary practice which mark the entrance of the site and are visible from Eastwoodbury Lane, 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 proportion of which is vacant, generally comprising Class B2 general industrial and B8 distribution uses.
- 26 premises were surveyed, three of which were vacant at the time of survey, equating to 11.5%.
- 21 of the premises are characterised as being within the B/E(g)i-iii Use Classes, equating to 81%.
- Generally, the site was well occupied with a mix of Class B and Class E(g) employment uses.
- The combined premises footprint in terms of area of premises equals c.20,000sqm.
- Continue to protect for employment uses.

Laurence Industrial Estate (1.26 Ha)

- Laurence Industrial Estate is located next to Aviation Way Industrial Estate, and close to Comet Way employment area, and London Southend Airport, to the north of Southend. It provides good quality, smaller scale premises for businesses.
- 39 premises were surveyed, five of which were vacant at the time of survey equating to 12.8% of the area.
- Of the 39 premises surveyed (occupied and vacant), 37 of these were in Class B or E(g)i-iii uses.
- The combined premises footprint in terms of area of premises is c.5,400sqm.
- Continue to protect for employment uses.

Priory Works (0.96 Ha)

- Priory Works is located just north of Southend Central Area. The site primarily comprises older, relatively small-scale employment premises, interspersed with several portacabins, and works/ storage yard(s), as well as fitness centres. There are residential uses close to the site, and a single access from Priory Avenue/ Priory Crescent junction.
- 25 premises were surveyed with a mix of general industrial (Use Class B2), storage (Class B8) and some Class E(g)i office uses (of the 25 units, 21 were recorded as being within B/E(g) use – occupied/vacant).
- There were three vacancies recorded at the time of survey, equating to 12%.
- The combined premises footprint area is c2,000sqm.
- Continue to protect for employment uses.

Progress Road (20.6 Ha)

- Progress Road is a large, busy employment area located to the northwest of Southend, directly accessible from the A127 Southend Arterial Road, and A1015 Rayleigh Road.
- 90 premises were surveyed, four of which were recorded as being vacant, equating to 4.4%.
- 71 of the premises (occupied and vacant) fall within the B/E(g)i-iii Use Classes, equating to 79%, and other use classes include retail (supermarket) (Class E(a)), as well as car hire (sui generis), and education use (Class F1).
- The combined premises footprint in terms of area of premises equals c.68,000sqm. There are some areas of vacant land which may present opportunity for further employment related development/ growth.
- Continue to protect for employment uses.
- The surveys highlighted that the employment area includes one supermarket, Lidl, at the intersection of Progress Road and Rayleigh Road. This, together with the adjacent/ adjoining autocentre (car garage), Home Tec showroom, and The Lock and Glass Shop, sit adjacent to the boundary of the Rayleigh Road Neighbourhood Centre (retail/ commercial centre), to include these four units, reflecting their use class generally being more in keeping with the retail commercial centre (including E(a) use), taking them out of the Progress Road Employment Area boundary.
    - When considering the revised boundary, which removes the Lidl and three adjacent units from the boundary, including these instead within the retail commercial centre boundary, the total number of units in the employment area is 86, only 4.7% recorded as vacant, with 81% of premises occupied or vacant being within class B/ E(g) use (95% of which were occupied).
    - See Maps 2a and 2b.

Rosshill Industrial Park (1.14 Ha)

- Rosshill Industrial Estate is located opposite to Stock Road employment area, to the north of the city, 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.
- 31 premises were surveyed, four of which were vacant at the time of survey, equating to 12.9%.
- All but one of the premises (occupied and vacant) were characterised as being in the B/E(g)i-iii Use Class.
- The combined premises footprint in terms of area of premises is c.3,500sqm.
- Continue to protect for employment uses.

Short Street (4.03 Ha)

- Short Street employment area is located 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.
- 14 premises were surveyed, none of which were vacant at the time of survey.
- 7 of the premises fall within the B/E(g)i-iii Use Class; of the non-B/E(g) Use Class uses, there were several units that were noted as not being in traditional employment use, including yoga studio, community, and education 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. Continue to protect for employment uses.
- The combined premises footprint in terms of area of premises equals c.11,000sqm.

Stock Road (21.4 Ha)

- A large, busy employment area located in the north of Southend, comprising a mix of uses and premises with some modern Class E(g) office units and other older post-war Class B2/B8 units. There also seems to be longevity in terms of occupiers, with a number of businesses having been present in the employment area for several 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.
- 97 premises were surveyed, 13 of which were vacant at the time of survey equating to 13.4%.

- 88 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 of premises equals approximately c.109,000sqm.
- Continue to protect for employment uses.

Temple Farm Industrial Estate (18.9 Ha)

- Temple farm Industrial Estate is located next to Stock Road to 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.
- 185 premises were surveyed, 28 of which are vacant equating to 15.1% - there are a range of smaller/ older units within the employment area which account for a number of these vacancies.
- Notably, 97% of the estate (occupied/ vacant) 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 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.
- Continue to protect for employment uses.

Thanet Grange (5.41 Ha)

- Thanet Grange is located directly off the A127 to the northwest of Southend, close to London Southend Airport.
- 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. The buildings were occupied at the time of survey.
- Continue to protect for employment uses.

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 on Victoria Avenue. Several of the premises have been improved for Council use, including new office and training facilities.
- Six premises were surveyed, none of which were vacant at the time of survey.
- All the premises were recorded as falling within the B/E(g)i-iii Use Classes.
- The combined premises footprint in terms of area of premises equals approximately 2,000sqm.
- Continue to protect for employment uses.

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.
- 63 premises were surveyed, nine of which were vacant at the time of survey, equating to 14.3%.
- 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 of premises equals c.28,200sqm.
- Continue to protect for employment uses.

Vanguard Way (12.7 Ha*)

- Vanguard Way is a large, busy employment area in Shoeburyness to the east of the city and consists of a number of 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.
- 91 premises were surveyed, ten of which were vacant at the time of survey, equating to 11%
- 82 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 of premises equals c.35,400sqm.
- In March 2026 planning permission (reference 25/00922/FUL) was granted on the former gas works site (HEA164), adjacent to the employment area, for change of use to Use Class B8 (4,514sqm). It is recommended that this site and the adjacent area of land (site HEA165, with a assumption made for additional employment floorspace at 3,471sqm) are included within the employment area boundary, as the provide opportunity for modern employment floorspace/ employment use. A boundary amendment is shown in Map 1a/b. (*12.7ha includes the proposed employment area boundary extension).
- Continue to protect for employment uses.

Airborne Close

Site Details

Site Name	Airborne Close
Site Address	SS9 4EN
Survey Date	September 2026

Site Description

Site Area	2ha
Policy Designation	Existing Employment Area

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	5	83.3%
Non-B/E(g) Use Class	1	16.7%
No of total Vacant	*0*	*0%*
Total Number of Units	6	100%

Access

Closest trunk road (Name and Distance)	A127

Road Access (suitable for HGVs?)	Direct access from A127. Suitable for HGVs but constrained. 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	☒	☐	☐	☐	☐
National	☒	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☒	☐	☐
Vacancy	☒	☐	☐	☐	☐

Existing Conditions

Age of Buildings

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

Quality of Buildings

On-site amenities	None		
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic		
Neighbouring Amenities	Close to one or two services, including at Kent Elms		
Very Good	**Good**	**Poor**	**Very Poor**
33%	33%	34%	

Quality of environment for current uses

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:	**c. 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	7,974
Of which in B/E(g) Use Class*	7,145
Total vacant footprint area	0

**occupied/ vacant*

Airborne Industrial Estate

Site Details

Site Name	Airborne Industrial Estate
Site Address	Southend Arterial Road, SS9 4EX
Survey Date	September 2026

Site Description

Site Area	1.4ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	6	100%
Non-B/E(g) Use Class	0	0%
No of total Vacant	*1*	*16.7%*
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	☒	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☒
Local	☐	☐	☐	☐	☐
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:	c. Footprint (sqm)
Fairfield BMW Bodyshop	834
DJ Super Store	736
1 ENV Pest Control Solutions/ Milano Rugs	911
Metrow Foods	900
Vacant	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	1,985

*occupied/ vacant

Aviation Way

Site Details

Site Name	Aviation Way
Site Address	SS2 6GH
Survey Date	September 2026

Site Description

Site Area	1.6ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☒Well established commercial area
☐Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026))

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	3	100%
Non-B/E(g) Use Class	0	0%
No of total Vacant	*0*	*0%*
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	☐	☐	☐	☐	☒
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☐	☐
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:	**c. Footprint (sqm)**
Hi Tec Sports Ltd	520
Hi Tec Sports Ltd	4,520
Hi Tec Sports Ltd	2,250
Total footprint area	7,289
Of which in B/E(g) Use Class*	7,289
Total vacant footprint area	0

*Occupied/ vacant

Campfield Road

Site Details

Site Name	Campfield Road
Site Address	Campfield Road, SS3 9FL
Survey Date	September 2026

Site Description

Site Area	6.1ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	3	100%
Non-B/E(g) Use Class	0	0%
No. of total Vacant	*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	☐	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☒
Local	☐	☐	☐	☐	☐
Vacancy	☒	☐	☐	☐	☐

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

☒ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

Neighbouring Uses	Industrial, Residential, Rail, Health Centre, Shops
Evidence of Pollutants	Site wholly on contaminated land.

List of Occupiers

Unit Occupied by:		**c. Footprint (sqm)**
EGL Homecare		12,360
Cumberland Packaging		8,955
Restore Records Management		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

Site Details

Site Name	Comet Way
Site Address	SS2 6GB
Survey Date	September 2026

Site Description

Site Area	6.15ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☒Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	21	81%
Non-B/E(g) Use Class	2	7.5%
No of total Vacant	*3*	*11.5%*
Total Number of Units	26	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	From Eastwoodbury Lane.

Nature/ significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	☒	☐	☐	☐	☐
National	☒	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☒	☐
Vacancy	☒	☐	☐	☐	☐

Existing Conditions

Age of Buildings

Pre 1940	1940-1969	1970-1989	1990-1999	2000-2009	Since 2010
		49%	49%		2%

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ 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:	**c. Footprint (sqm)**
BK Electronics	150
Unknown	149
Unknown	149
Unknown	148
Vacant	150
Essex Timber	1,672
ALJO Foods	121
Vacant	216
Roberts Commercial Laundry	110
Vacant	118
The Body Diagnostic	117
Home Grown Hotrods Ltd	123
Azets	242
Unknown	223
Bernstein & Banleys Ltd	293
Targa Telematics	243
Southend Hospital NHS Trust	837
Southend Hospital NHS Trust	1,753
Wavedata Ltd/ Samson Marble/ John Sime & Associates	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	20,561
	Of which in B/E(g) Use Class*	18,303
	Total vacant footprint area	484

*Occupied/ Vacant

Laurence Industrial Estate

Site Details

Site Name	Laurence Industrial Estate
Site Address	Eastwoodbury Lane, SS2 6RH
Survey Date	September 2026

Site Description

Site Area	1.3ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☒Well established commercial area
☐Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	37	95%
Non-B/E(g) Use Class	2	5%
No of total Vacant	*5*	*12.8%*
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	☐	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☐	☒
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:	**c. Footprint (sqm)**
Play Brave Sports	131
Maple Pro Audio	131
Dunkermoten	137
Sewing Factory	130
CCS Office Clean	137
Vacant	133
Barry Hair Furniture	133
Vacant	114
JBS	126
Vacant	122
ES Edges	119
NTM Electrical	116
A&R Services	175
Unknown	178
Vacant	395
YFF	133
YFF	130
Brainbox Candy	178
Unknown	174
Eastwood Tile Warehouse	100
Fenplas	102
Altronics Ltd	104
Moredge Canine Hydro Centre	100
Natural Air Conditioning	105

HI Interiors	138
Project 9	142
F3DM	143
Vacant	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	5,411
Of which in B/E(g) Use Class use	5,166
Total vacant footprint area	904

Priory Works

Site Details

Site Name	Priory Works
Site Address	Priory Works, Priory Avenue, SS2 6LD
Survey Date	September 2026

Site Description

Site Area	1ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☐Established commercial area, with residential area nearby
☒Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	21	84%
Non-B/E(g) Use Class	4	16%
No. of total Vacant	*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	☐	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☒	☐
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☒ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:	c. Footprint (sqm)
DGM MOT Testing	211
Vacant	144
Soltec (UK) Ltd Air-Conditioning	241
Southend Street Gym	123
Combat Unit	135
Rosebuds Supported Living	57
Home Care Professionals (Essex)Ltd	77
Site Office	28
Vacant	71

J&Z Auto Repairs		88
Ghost Motorcycles		149
Gym		168
J Stead		69
Mckinley Controls Ltd		68
Root2shoot		41
Unknown		33
Brakes & Things		153
Boxman Records		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	2,303
	Of which in B/E(g) Use Class*	1,836
	Total vacant footprint area	248

*Occupied/ Vacant

Progress Road

Site Details

Site Name	Progress Road
Site Address	Progress Road, SS9 5PR
Survey Date	September 2026

Site Description

Site Area	21.4ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	71	79%
Non-B/E(g) Use Class	19	21%
No. of total Vacant	*4*	*4.4%*
Total Number of Units	90	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Progress Road leads onto the A127
Parking	Adequate
Rail Access	None nearby – Rayleigh station (out of City) accessible by bus
Bus Routes	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	☒	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☒	☐	☐	☐	☐
Local	☐	☐	☐	☒	☐
Vacancy	☒	☐	☐	☐	☐

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	Café, Fast Food, Cafe Gym
Broadband Infrastructure	ADSL, ADSL2+, Fibre Optic
Neighbouring Amenities	Retail, School

Quality of environment for current uses

☒ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

Neighbouring Uses	Residential, Commercial, A127
Evidence of Pollutants	Site wholly on contaminated land

List of Occupiers

Unit Occupied by: (^denotes those units proposed to be removed from EA boundary and included within Neighbourhood Centre)	**c. Footprint (sqm)**
Borough Finisher of Plastics	3,755
LIDL^	2,011
Formula One Autocentre^	486
Hometec^	468
The Lock & Glass Shop^	233
Easy Storage	347
Porta Tool Fixing	321
Peach Motors	175
Vacant	147
Enmball'iso	1,255
Vacant	1,299
CanDu Self Drive Hire	318
SBR Supplies	135
S&D Engineering	376
Lincon Batteries	189
Lincon Batteries	265
Regency Veneers Ltd	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/ demolished	2,669
Edmonson Electrical	1,035
KFC	570
Safe Store	1892
MKA Electric/Honeywell	9,328
Tappd cocktails	1,898
Rejuiced	369
Alpine Tools Ltd	181
The Space	188
Montani Automotive Ltd	196
AIK Glass	186
RD & D Building Co	183
Project 9	182
Specalist Spray Coatings	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
Screwfix	546
Tool Station	433
The Laughing Pear Co	287
Crown Decorating Centre	294
A.B.C Gym	288
International Lens Co	190

Page Creative	190
Insert Coin Ltd	191
ARCA Training Centre	190
ASE	381
ARCA	190
Vacant	190
The Disbrey Group	477
The Disbrey Group	476
Unique Gymnastics	192
Guardian	371
Fuud Ltd	192
Fuud Ltd	192
Unique Gymnastics	192
Screwfix	356
Able Group	1,120
Guardian Doors, BGA Architects, Adam Sons Finance Ltd, Essex Property Finance, J&J Restaurants LTDD, Arena Mortgage Services, GAS.	392
Able group	344
Bikewise Motorcycles	176
Eastwood Service Centre	170
1st Air Ventilation	199
Eastwood Motors	197
Essex Valve Engineering services	183
DS Automotive	366
GAP Ltd	1,235
Guardian	433
Guardian	517
All Specs	496
Southend UPVC	293
Lux Woodburners	256
The Progress Café	227

James Car Wash	609
Jackson Coldroom services	166
Essex Valve Engineering services	181
Timber 4 U	187
Golf In Progress	168
Montani Automotive Ltd	194

Total footprint area	68,478
Of which in B/E(g) Use Class*	52,571
Total vacant footprint area	4,306

*Occupied/ Vacant

Rosshill Industrial Park

Site Details

Site Name	Rosshill Industrial Park
Site Address	Sutton Road, SS2 5PZ
Survey Date	September 2026

Site Description

Site Area	1.1ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	30	97%
Non-B/E(g) Use Class	1	3%
No. of total Vacant	*4*	*12.9%*
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	☐	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☐	☒
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ 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:	c. 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
Sam Gatward Sign Shop	95
Bedini Memorials	96
Unknown	95
Vital Studios	91
Vacant	94
Galliard Creative	90
LDT Contractors	95
Southend Timber	105
Southend Autos	52
Q Deck	58
Estuary Wholesale	127
Unknown	128
Rosekelly Furniture	131
Unknown	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	488

Short Street

Site Details

Site Name	Short Street
Site Address	Short Street, SS2 5BY
Survey Date	September 2026

Site Description

Site Area	4ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

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	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	☐	☐	☐	☐	☐
National	☒	☐	☐	☐	☐
Regional	☒	☐	☐	☐	☐
Local	☐	☐	☐	☒	☐
Vacancy	☐	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ 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:	c. Footprint (sqm)
Royal Mail	6,058

Arriva		1,533
Veolia		799
6 Red Squares		182
Trends Healthcare Limited / Havens Hospice		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

Stock Road

Site Details

Site Name	Stock Road
Site Address	Cedar Park, Stock Road, SS2 5PT
Survey Date	September 2026

Site Description

Site Area	21.4ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	88	91%
Non-B/E(g) Use Class	9	9%
No. of total Vacant	*13*	*13.4%*
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	Routes from Sutton Road

Nature/ significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	☒	☐	☐	☐	☐
National	☒	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☐	☒
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ 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:	c. 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
Unknown	130
Thundersley Joinery	137
BC Media	132
Vacant	130
Vacant	135
Vacant	122
SWM Automotive	120
Walker Reed Ltd	404
Abbey Marble	142
Abbey Marble	138
The Body Shop Supplies	154
FloFix	123
Redline Supplies Ltd	82
JG Motorcycles	142
Twilight Memorials	142
Rapid Wheels	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	192
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
The Fencing Centre	98
Solopress	982
Solopress	106
Solopress	329
Solopress	1,056
Dolphin Services	134
Kitchen Base	473
Skin	105
Express Body Shop	100
Vacant	119
Premienier Screen Printing	226
SVS	249

Premier Metals	251
Vacant	127
Vacant	123
Vacant	124
Alljay	116
Vacant	131
Vacant	132
Unknown	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
In Out Living	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
Direct Heating	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
	Total footprint area	109,880
	Of which in B/E(g) Use Class use	37,763
	Total vacant footprint area	3,211

Temple Farm

Site Details

Site Name	Temple Farm
Site Address	Tailor Ct, SS2 5SX
Survey Date	September 2026

Site Description

Site Area	18.9ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	180	97%
Non-B/E(g) Use Class	5	3%
No. of total Vacant	*28*	*15.1%*
Total Number of Units	185	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	Routes from Sutton Road

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	☒	☐	☐	☐	☐
National	☒	☐	☐	☐	☐
Regional	☒	☐	☐	☐	☐
Local	☐	☐	☐	☐	☒
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

Neighbouring Uses	Cemetery, Greenfield, Railway line, Road
Evidence of Pollutants	Site mostly on contaminated land

List of Occupiers

Unit Occupied by:	**c. Footprint (sqm)**
A.J.R. Eco Ltd	114
MOKA Coffee	115
Poppy Productions	115
JJ Auto Services	113
Salesforce	225
Silent Disco	254
Metal Smith Steel	241
Vacant	136
Vacant	67
Foil-Tech Ltd	68
Gemini windows	67
Vacant	67
ETB Instruments	119
Vacant	115
Pistachio kitchens	120
The Italian Stockhouse	117
Geoff Keane Carpets	136
The Window Expert	68
Mobility Solutions	68
Curious Yak	68
Bratherton Microwave	70
Chalkwell Auctions	485
Olympus Keymed	535
Solar system division	453

Altech	284
PGR Timber Merchants	1,133
Familia Foods Limited	373
Familia Foods Limited	81
WTE UK Ltd	122
Vacant	123
Gro Works	124
Made 4 Education	122
Vacant	119
Ortho Power	130
Foil Tech	97
Vacant	253
Altech	228
Solopress	456
Solopress	934
Mainframe Communications Ltd	244
Vacant	229
Fullworks	467
Bar Fittings	237
Bar Fittings	237
The Full Works	239
Smiths	231
Vacant	246
Worth and Co Blinds	102
Vacant	62
Bond Labels	62
Surgical Holdings	123
Surgical Holdings	217
Surgical Holdings	113
Essex Linen Services	111

Altex UK	519
Ruark Audio	319
Ruark Audio	372
Avocet Aviation	354
Avocet Aviation	309
Vacant	261
ESL Lifestyle	267
Bennetts	318
South Essex Fasteners	399
Vacant	404
ECON Aviation Ltd	315
Electric Centre	263
Britannia Safety Ltd	253
Rahisi Ltd	422
Auto Window Screens	205
Vacant	212
Bart Audi Specialist	210
Unknown	207
Waverley Brownall	214
Waverley Brownall	197
Waverley Brownall	216
Vacant	81
BPF Plastics	102
Olympus KeyMed	308
Muddywood Projects	82
Leigh Cars	102
Russel Building	81
Vacant	81
H's Motor Repairs	104
Vacant	80

Vacant	103
Rayleigh Silkscreen	82
The Front Door Shop	105
Roastery & Coffee House	80
Vacant	103
Motor & Armature Rewinds Ltd	82
MK Caravans	75
SLJ Automotive	84
Bathouse	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
Southend Electrical services	60
Fine Limit Welding	63
The Little Figaro Car Co	63
Soltec	63
Vacant	54
MAH Builders	53
E Linley & Son	54
DRS Heating & Plumbing	502
City Plumbing	510
Vacant	496

Vacant	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
Vacant	754
JCS Group Services	1,099
Howdens	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
Brooklyn & P.A.K Accounts	196
Trailers Ltd	69
The Temple Cafe	313
Essex Injection Mouldings	235
Essex Injection Mouldings	242
Motortechs	308

Reactive Brands	238
HVS	240
D&G Motors	242
Alutec	279
Alutec	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
Vacant	530
Auto Accident Claims	125
Folan Technologies	669
GSF car parts	419
Wolsely	406
Vacant	589
Newline Cleaning Centre	789
FMS Foils Group	1,652
FMS Foils Group/ Friths Flexible Packaging Ltd	645
FMS Foils Group	363
Strategic Network Consulting Limited	146
Rexel	786
Timewise Services	113
Paul George Consultancy	94
Auto Accident Claims	92
Eureka Office supplies	111
Certax Accountants	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	59,806
	Total vacant footprint area	6,038

Thanet Grange

Site Details

Site Name	Thanet Grange
Site Address	Thanet Grange, SS0 0EJ
Survey Date	September 2026

Site Description

Site Area	5.4ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	1	100%
Non-B/E(g) Use Class	0	0%
No. of total Vacant	*0*	*0%*
Total Number of Units	1	100%

Access

Closest trunk road (Name and Distance)	A127
Road Access (suitable for HGVs?)	Good with almost direct access onto the A127
Parking	Good
Rail Access	None 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	☐	☐	☐	☐	☒
National	☐	☐	☐	☐	☐
Regional	☐	☐	☐	☐	☐
Local	☐	☐	☐	☐	☐
Vacancy	☐	☐	☐	☐	☐

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

☒ Very Good	☐ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ 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

Site Details

Site Name	Tickfield
Site Address	Tickfield Avenue, SS2 6LL
Survey Date	September 2026

Site Description

Site Area	1.2ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☒Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	6	100%
Non-B/E(g) Use Class	0	0%
No of total Vacant	*0*	*0%*
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	☐	☐	☐	☐	☐
National	☒	☐	☐	☐	☐
Regional	☐	☒	☐	☐	☐
Local	☐	☐	☐	☐	☒
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:		**Footprint (sqm)**
Hills Motor Group		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

Site Details

Site Name	Towerfield Road
Site Address	Towerfield Road, SS3 9QP
Survey Date	September 2026

Site Description

Site Area	7.2ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses

☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	56	89%
Non-B/E(g) Use Class	7	11%
No of total Vacant	*9*	*14.3%*
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	☐	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☐	☒	☐	☐	☐
Local	☐	☐	☐	☒	☐
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ 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:	c. 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
Vacant	1,391
DGS Aeroparts	190
Creative Cutting and Roofing	302
Towerfield Plating	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
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/TCL	384
Sovereign Timber	1,193
Crop Aid	211
Herve Engineering Ltd	830
Fruits of the Sea	831

Essex Wed Offset	1,165
PFS Group	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
Unknown (workshop)	513
Unknown (storage yard)	285
Aero Stocks Ltd	260
Secure Box Services	212
Eazystore	101
Secure Box Services	876
Microtec	745
PFS	251
Lockeys	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
	Total footprint area	28,227
	Of which in B/E(g) Use Class use	24,836
	Total vacant footprint area	3,308

Vanguard Way

Site Details

Site Name	Vanguard Way
Site Address	Sutton Road, SS3 9RA
Survey Date	September 2026

Site Description

Site Area	10.6ha
Policy Designation	Existing Site

The site is best described as a:

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

Location Character

☐Well established commercial area
☒Established commercial area, with residential area nearby
☐Mixed commercial and residential area
☐Mainly residential with few commercial uses
☐Mainly residential or rural area with no other commercial uses

Use Classes Surveyed (September 2026)

Use Class	Number of units present	Proportion of total
B/E(g) Use Class	82	90%
Non-B/E(g) Use Class	9	10%
No. of total Vacant	*10*	*11%*
Total Number of Units	91	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 from Shoeburyness High street. Routes along Ness Road.

Nature/ significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80%-100%
International	☐	☐	☐	☐	☐
National	☐	☐	☐	☐	☐
Regional	☒	☐	☐	☐	☐
Local	☐	☐	☐	☒	☐
Vacancy	☒	☐	☐	☐	☐

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

☐ Very Good	☒ Good	☐ Poor	☐ Very Poor

Environment appropriate for current uses?

☒ Yes	☐ No

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

List of Occupiers

Unit Occupied by:	**c. Footprint (sqm)**
Prime products	64
Industrial Metal Services	1,406
Hythehopes Ltd	144
Print Peel and Stick	151
Audio Wave	149
Fides M&R	148
Bright Horizons	63
Fans and Ventilation Ltd	119
Ventam Systems Ltd	121
Hi Tech Steel Solutions	240
EAC Medical	118

Vacant	116
The Beach Buoy Builders	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
Sunshine Sheds	115
Carl Trim	118
D J Cottons	124
Vacant	118
Vacant	120
S&W Metals	245
IMS	1,133
R G Wylie & Co Ltd	641
Southside gardens	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
Vacant	109
Home Instead Senior Care	109
R&P Partnerships	109
Aspect Solutions	109
Relish	109
Essex Kilns Ltd	124
Bunters Yard	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
Ventris Brothers	44
Crucible Kettlebell club	44
Virnox Ltd	44
UK Horns	44
Rosh Optics Ltd	44
Adam Hall Ltd	44

The Slide Converter	44
FGH Ironmongery	44
MCO Group Ltd	44
Parkson Foods Ltd	44
The Garden Landscape Co	44
Training and Conference Facility	44
Willy-Hifi	44
Moo Moo Photographic	37
Seaside Movers	37
Essex Home Removals	37
Phoenix Animation Ltd	37
SAS Ltd	37
Computopia	37
LD Systems	37
Oveytek	37
DTF Warehouse	37
AL Extinguishers	37
Metis Rail Ltd	37
Solutico Ltd	36
EWR	44

Total footprint area	35,440
Of which in B/E(g) Use Class*	34,058
Total vacant footprint area	1,462

*Occupied/vacant

Appendix 2: Sites recommended for De-designation

1. **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, 10 of which were vacant at the time of survey, equating to 18.2% of the employment area.

• 37 (67%) of premises surveyed were within Use Classes B/E(g)i-iii, but of these, 28 (75%) were occupied at the time of survey, and 9 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, education/ training, studios, 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.

2. **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 8 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; 50% 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).

3. **Shoebury Garrison phase 1** (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. Overall, residential uses now dominate this area.

4. **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, 4 of which are vacant, equating to 30.8%.

• 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.

**The former Prittlebrook Industrial Estate is also recommended for de-designation through the Local Plan, the site having been developed for non-B class employment uses, including residential and supermarket.*