



LONDON MEDWAY COMMERCIAL PARK

Medway, Kent, ME3 9ND

Up to 200,000 sq ft
of industrial space



PLOT 1C 



SPACE FOR THE WELL-CONNECTED

With the ability to accommodate 60,000 – 450,000 sq ft within 20 minutes of the M25 (J2), London Medway Commercial Park provides prime industrial / distribution space in a strategic South East location.

And with 20.7 million consumers accessible within a two-hour drivetime, it's easy to see why the site is already home to customers including Amazon, Wincanton and Noatum Logistics.



Large workforce potential
Readily available skilled labour force



Excellent connectivity
Direct access to the M2 to serve London and the South East










BREEAM 'Excellent' specification
Realise energy and cost savings

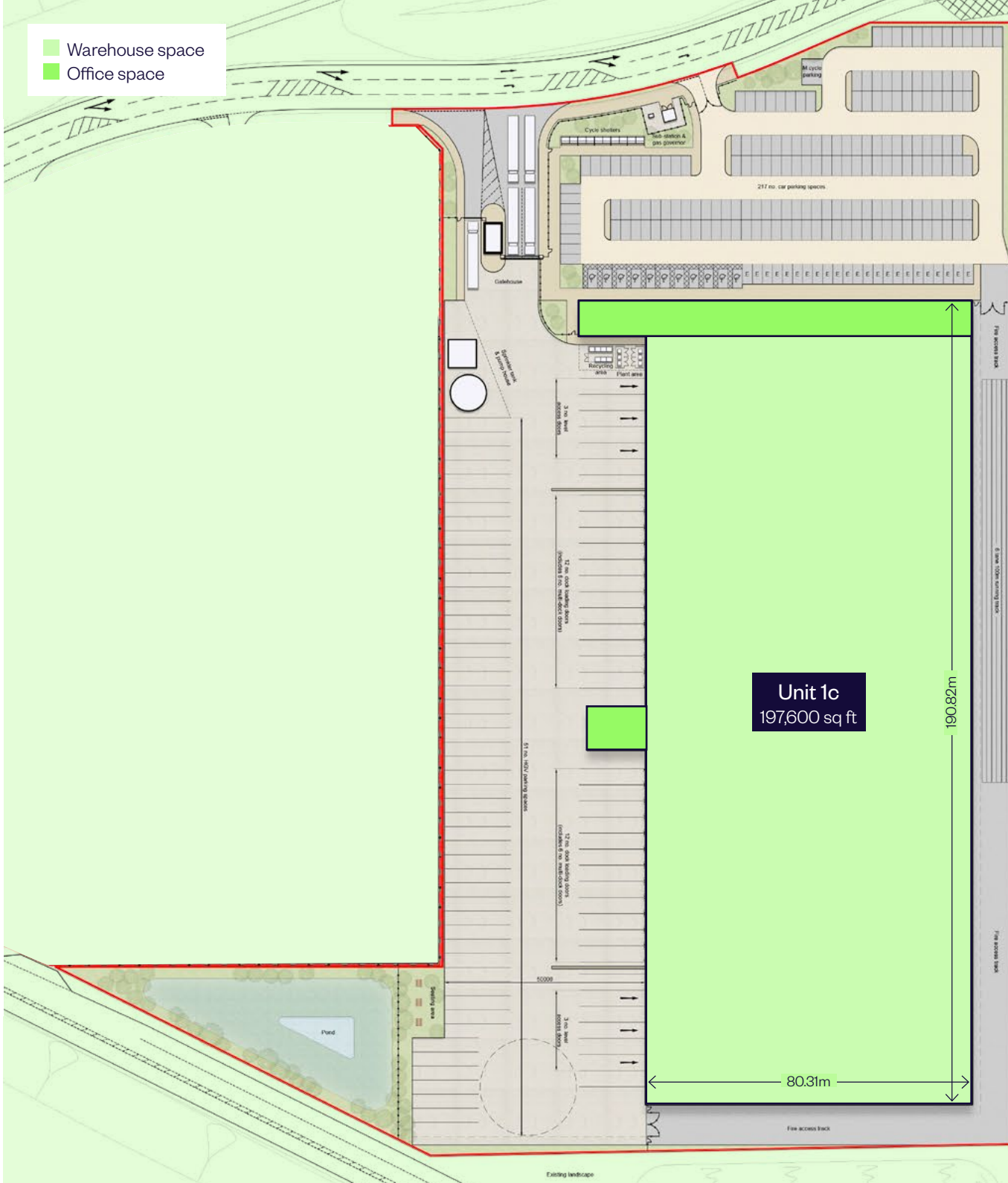
OPTION A

197,600 sq ft

The 10.01 acre site has detailed consent for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options also available.

Unit 1c	sq ft	sq m
Warehouse	164,700	15,302
Ground floor office and undercroft	8,100	752
First floor and second floor offices	16,200	1,505
Plant	6,800	631
Transport office	1,500	139
Gatehouse	300	28
TOTAL	197,600	18,357

-  18m clear internal height
-  50m yard depth
-  6 level access doors
-  24 loading dock doors (including 12 multi-dock doors)
-  217 car parking spaces (including 3 accessible)
-  58 HGV parking spaces
-  2MVA



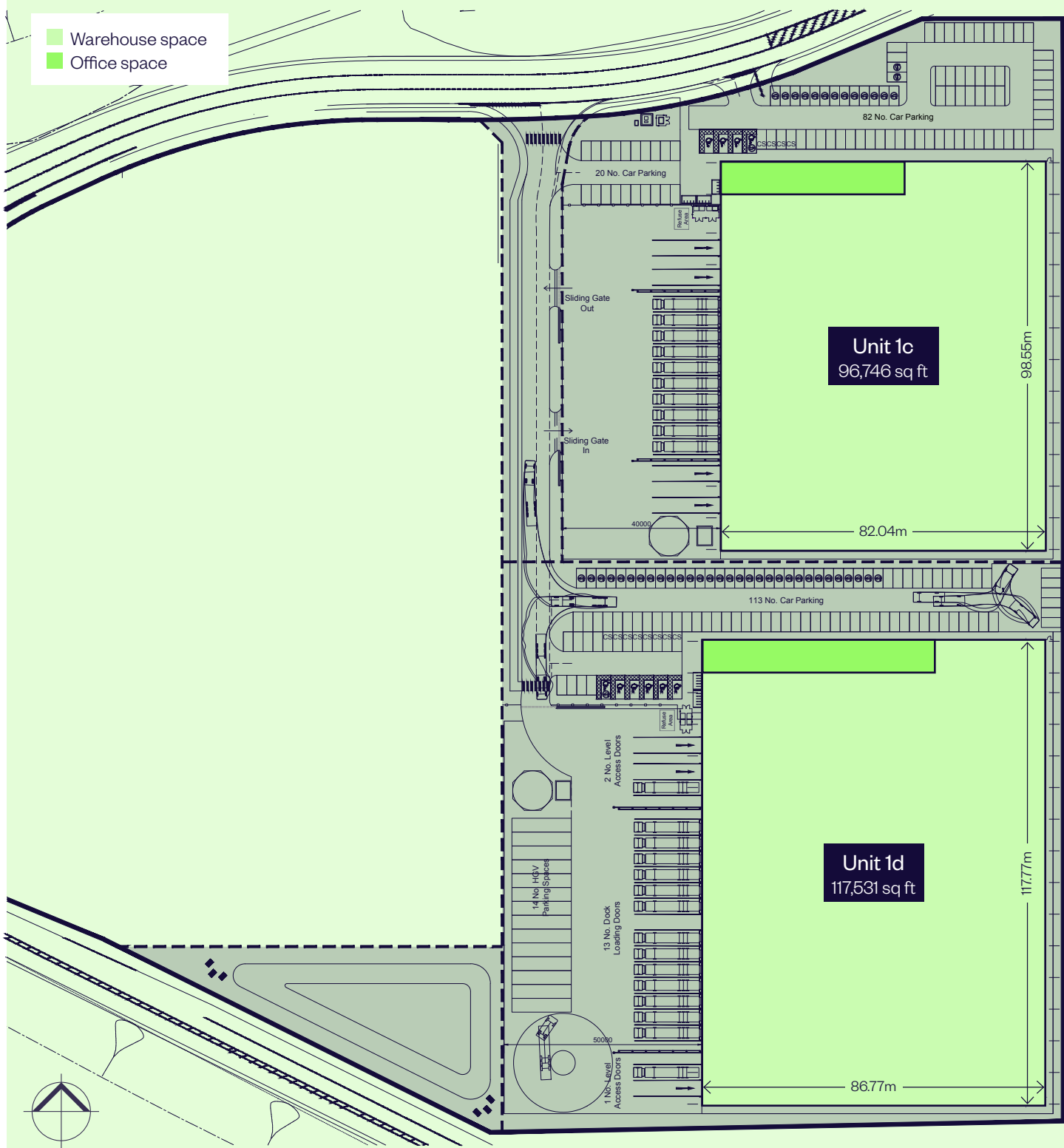
OPTION B

The site can also accommodate a two unit layout option, providing 96,746 sq ft and 117,531 sq ft of warehouse and distribution space.

Unit 1c	sq ft	sq m
Warehouse	81,106	7,535
Offices including ground floor core	8,460	786
Undercroft	3,239	301
Plant deck	3,939	366
TOTAL	96,746	8,988

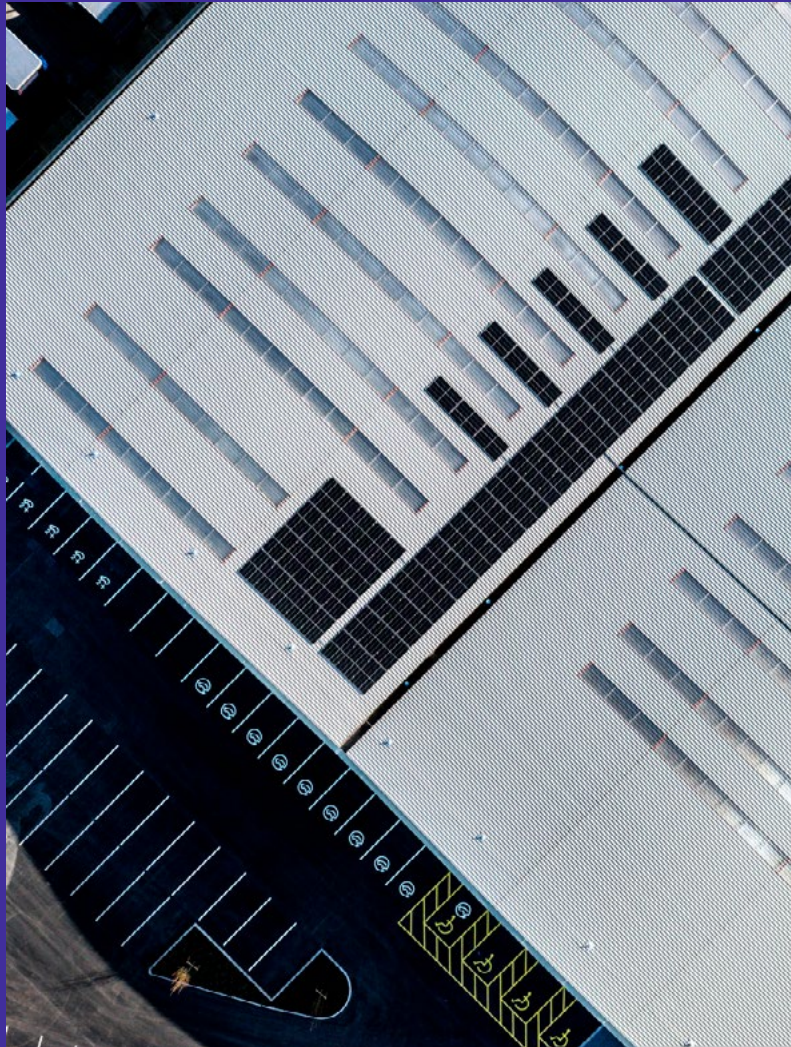
Unit 1d	sq ft	sq m
Warehouse	102,676	9,539
Offices including ground floor core	10,527	978
Undercroft	4,327	402
TOTAL	117,531	10,919

Alternate building sizes available.
Contact us for more information.



SUSTAINABLE BY DESIGN

Our properties are designed to maximise efficiency, use lower-carbon materials and help reduce their long-term impact on the environment. For our customers this supports reduced energy use and operational cost savings.



Carbon neutral cladding envelope



Rooftop solar PV system



Air tightness far in excess of current building regulations



12% roof lights providing optimum natural light



Carbon neutral carpet tiles



Ceiling tiles with a high percentage of recycled content



Solar thermal hot water



LED lighting to offices and external areas



Low NOx condensing boiler



Electric car charging points



Rainwater harvesting and water saving devices



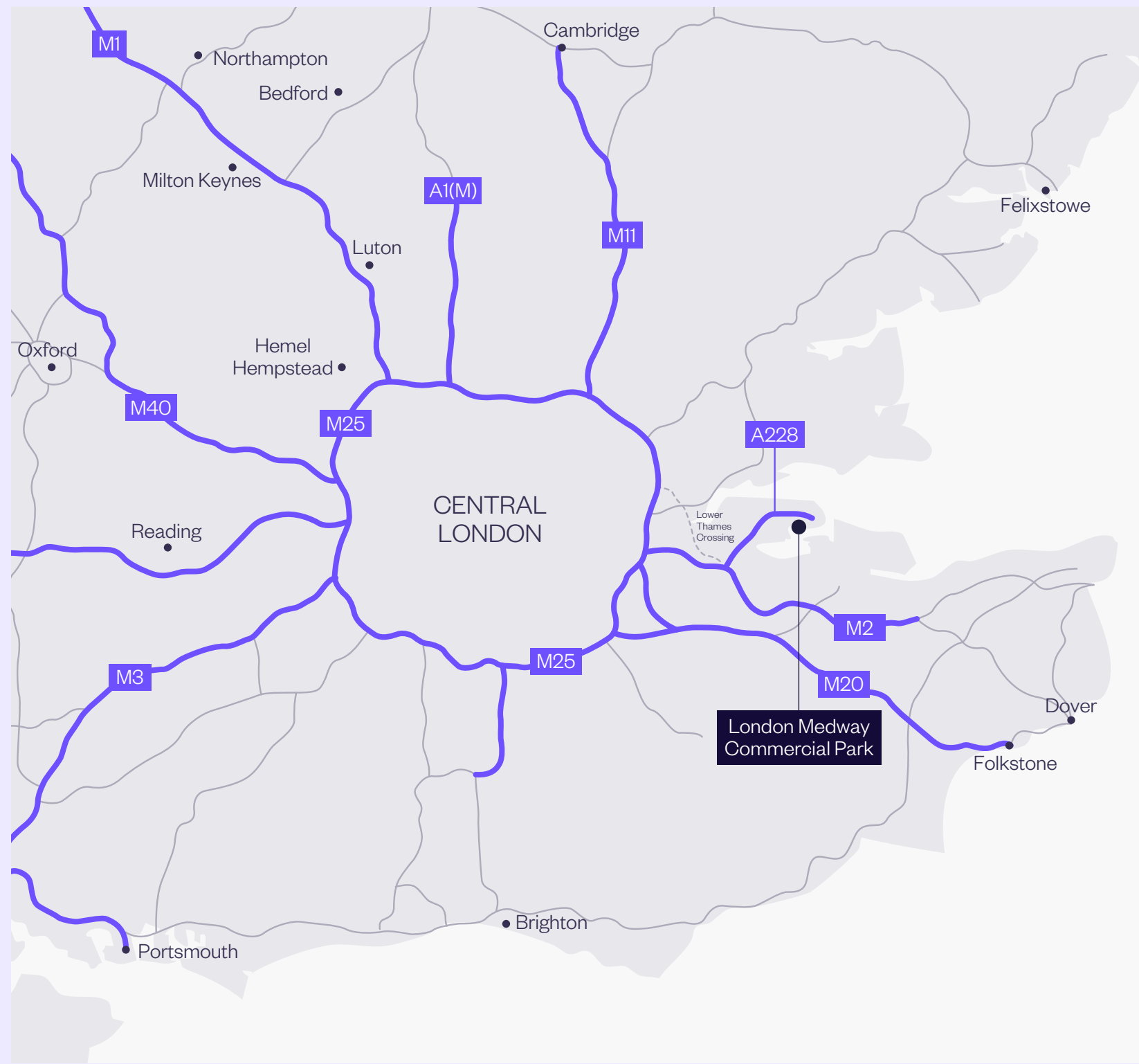
BREEAM 'Excellent'



LOCATION

London Medway Commercial Park is located on the south side of the Hoo Peninsula and approximately six miles from Rochester, benefitting from direct access to J1 of the M2 via the duelled A228 and A289.

J2 of the M25 is 17 miles to the west, providing access to London and the national motorway network. To the south, the Channel Tunnel is within 50 miles and the Port of Dover is within 56 miles.



DRIVETIMES



ROAD

M2 (J1/J2)	6 miles
M20 (J4)	12 miles
M25 (J2)	17 miles
Central London	36 miles



AIRPORTS AND PORTS

London Thamesport	7.5 miles
London City airport	34 miles
London Gatwick	49 miles
Folkestone/Channel Tunnel	50 miles
Port of Dover	56 miles



AERIAL VIEW



I & A Communications Ltd

Sicame

Wincanton

KKB Group

Plot 2
21.4 acres

Plot 8
2.85 acres

Plot 1c
10.01 acres

Noatum

Amazon

CONTACT US



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