

LONDON MEDWAY COMMERCIAL PARK

Medway, Kent, ME3 9ND

Up to 450,000 sq ft
of industrial space



PLOT 2 



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

436,100 sq ft

The 21.4 acre site has detailed consent for a single unit of 436,100 sq ft suitable for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options available.

Unit 2	sq ft	sq m
Warehouse	403,800	67,515
Four-storey office	25,800	2,397
Plant deck	1,200	111
Two-storey ops office	5,000	464
Gatehouse	300	28
TOTAL	436,100	40,515

-  21m clear internal height
-  70m yard depth
-  4 level access doors
-  40 loading dock doors (including 12 double dock and 8 multi dock)
-  418 car parking spaces (including 3 accessible)
-  118 HGV parking spaces
-  4.5MVA



OPTION B

387,800 sq ft

The site can accommodate an alternative layout option, providing a single cross-docked unit of 387,800 sq ft.

Unit 2	sq ft	sq m
Warehouse	370,000	34,374
Three-storey office	17,500	1,625
Gatehouse	300	28
TOTAL	387,800	36,027

-  21m clear internal height
-  50m yard depth
-  12 level access doors
-  80 loading dock doors
-  317 car parking spaces
-  74 HGV parking spaces
-  4.5MVA

Alternate building sizes available.
Contact us for more information.



OPTION C

201,500 sq ft and 163,750 sq ft

The site can also accommodate an alternative layout option, providing two units of 201,500 sq ft and 163,750 sq ft, with internal height flexibility.

Unit 2a	sq ft	sq m
Warehouse	184,000	17,095
Three-storey office	4,000	371
Two-storey mezzanine office including undercroft	13,500	1,254
TOTAL	201,500	18,720

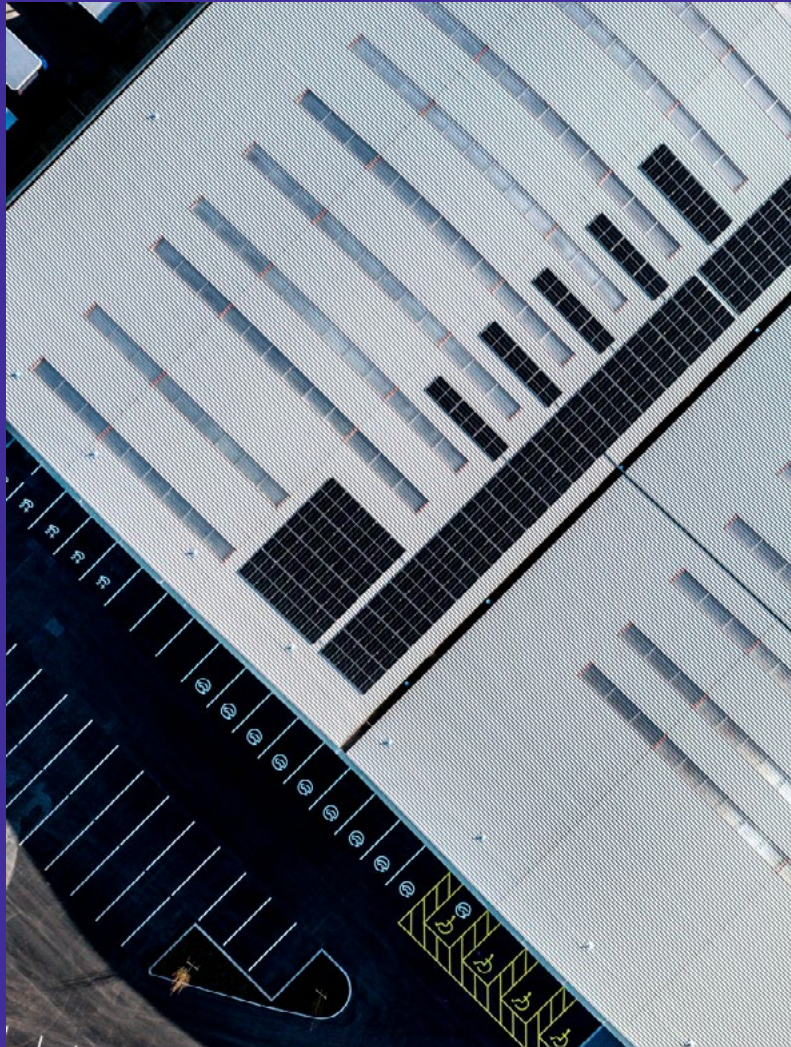
Unit 2b	sq ft	sq m
Warehouse	147,250	13,680
Three-storey office	4,000	371
Two-storey mezzanine office including undercroft	12,500	1,161
TOTAL	163,750	15,212

-  50m yard depth
-  4 level access doors
-  20 loading dock doors
-  56 HGV parking spaces
-  4.5MVA



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



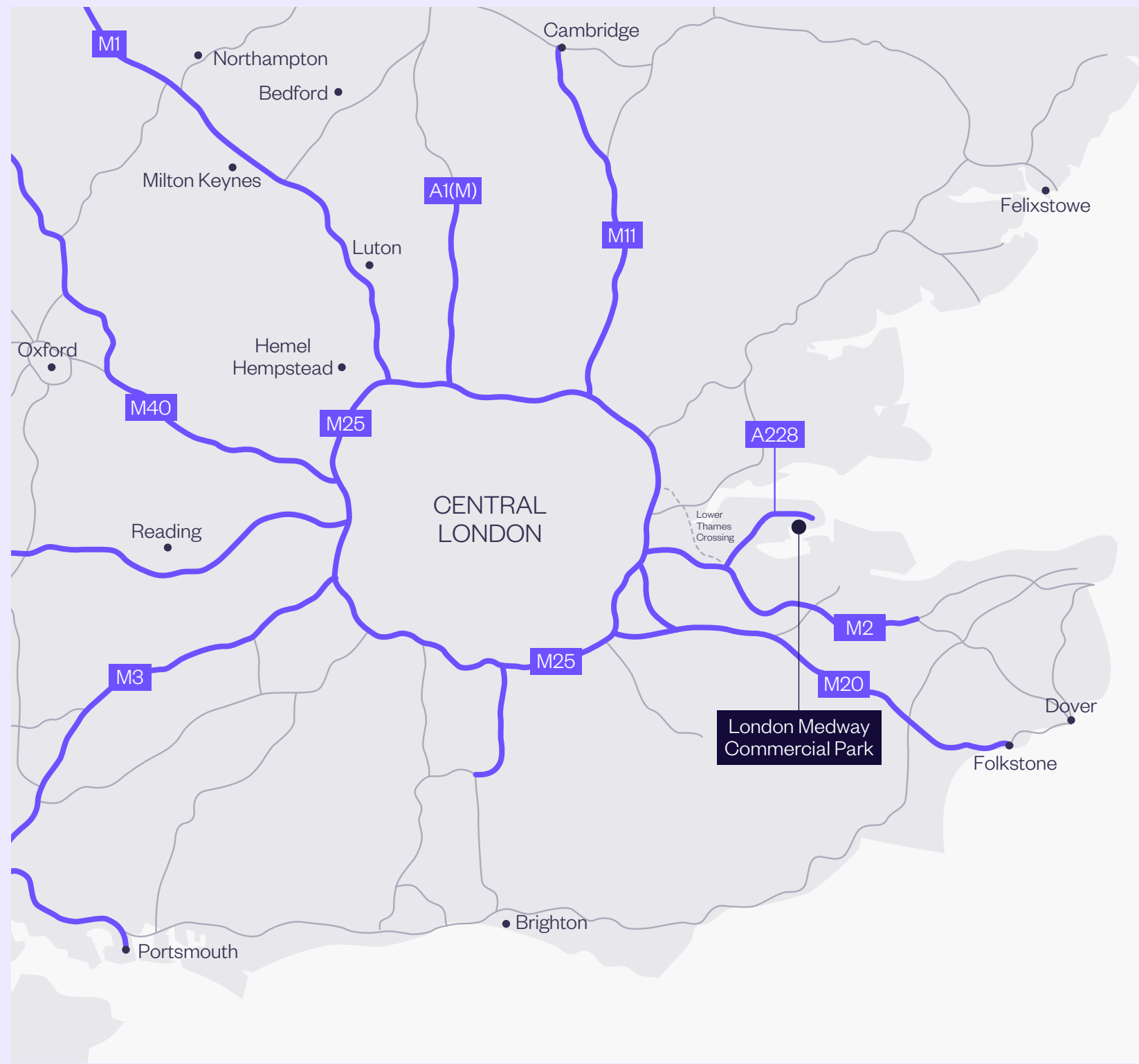
BREEAM 'Excellent'



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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