

LONDON MEDWAY COMMERCIAL PARK

Medway, Kent, ME3 9ND

60,562 sq ft of
industrial space



PLOT 8



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

60,562 sq ft

The 2.85-acre site provides the opportunity for a consented unit of 60,562 sq ft. Suitable for B1, B2 and B8 use, the building can be designed and constructed to meet customers' bespoke requirements, with alternative layout options also available.

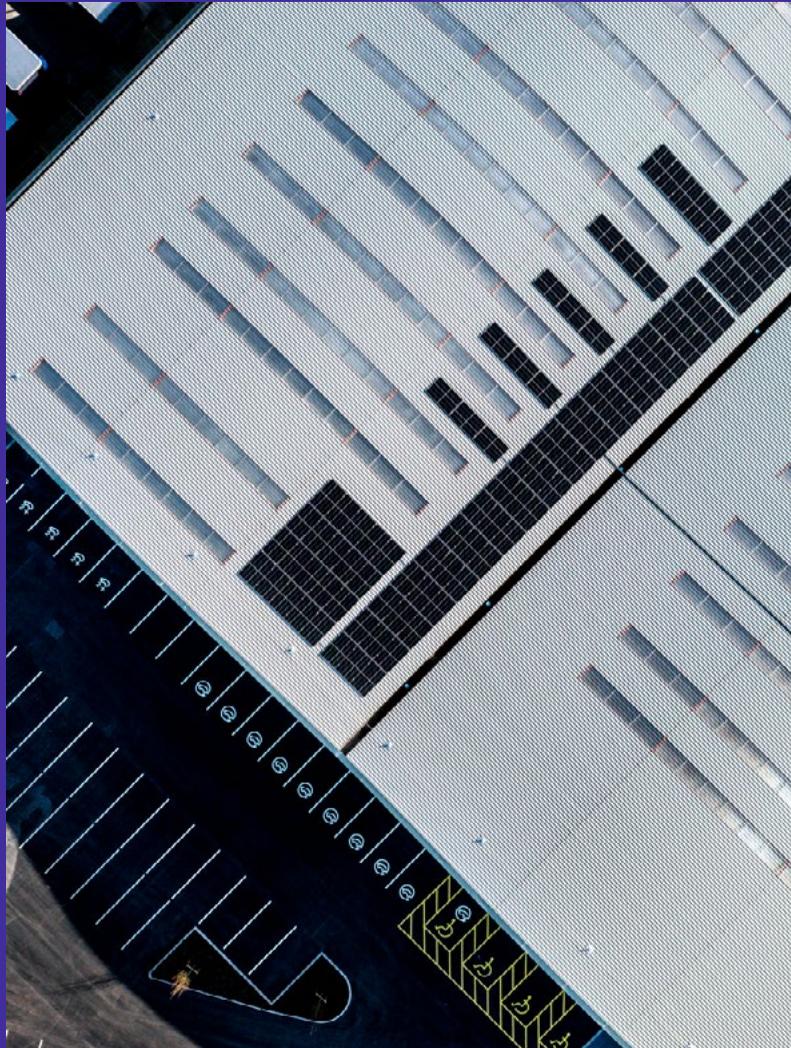
Unit 1c	sq ft	sq m
Warehouse	48,657	4,520
Undercroft	3,144	291
Offices	8,761	814
TOTAL	60,562	5,626

-  10m clear internal height
-  50m yard depth
-  5 level access doors
-  4 loading dock doors
-  54 car parking spaces
-  8 HGV parking spaces
-  600kVA – with more supply possible



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



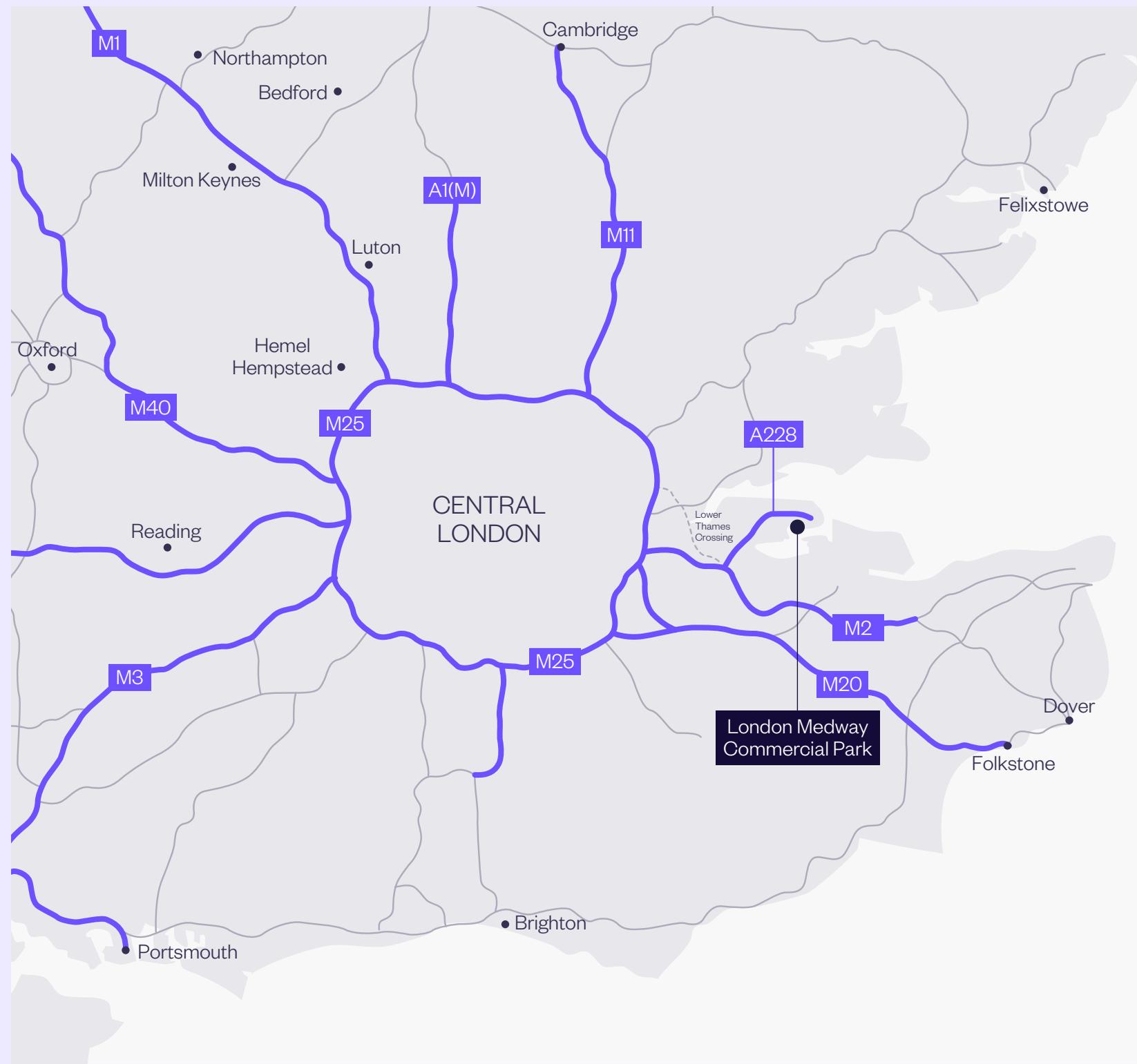
BREEAM 'Excellent'



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



CBRE

Hannah Stainforth
hannah.stainforth@cbre.com
07500 990467

Richard Seton-Clements
richard.setonclements@cbre.com
07710 319574



James Haestier
james.haestier@colliers.com
07818 038 009



Mark Coxon
mcoxon@caxtons.com
07969 973809

0121 506 8100 | londonmedwaycp.com | uk.goodman.com

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (July 2024), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

