



QUEENBOROUGH | ISLE OF SHEPPEY | KENT

TO LET - INDUSTRIAL/WAREHOUSE UNITS, OPEN STORAGE SITES & OFFICE BUILDINGS



KONNEX

CONNECTING SPACE, OPPORTUNITY & GROWTH

KONNEX



Konnex is a former pharmaceutical site that closed in early 2024. The site covers 58 acres and offers a wide range of accommodation across 14 warehouses, ranging in size from 396 sq ft (37 sq m) to 87,949 sq ft (8,170 sq m). There are two office buildings measuring 6,448 sq ft (599 sq m) and 15,210 sq ft (1,413 sq m). The site also includes up to 43.5 acres of concreted hard standing.

- **14 Industrial/Warehouse Units** (388 - 87,942 sq ft)
- **2 Detached Office Buildings** (6,448 & 15,210 sq ft)
- **Open Storage Sites** – Up to 43.56 acres
- **Securely Fenced**

PRIME LOCATION WITH EXCELLENT CONNECTIVITY

KONNEX is strategically situated in Queenborough, Isle of Sheppey, Kent, offering excellent transport links to key locations across the South East and beyond.

The site is directly adjacent to the A249, providing swift access to major motorway networks:

M2 (Junction 5) - 9 miles

M20 (Junction 7) - 14 miles

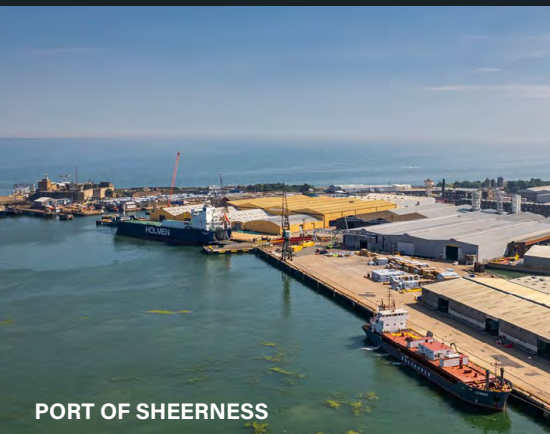
M26 Connection - 25 miles

M25 (Junction 5) - 33 miles

Located just 7 miles north of Sittingbourne and 40 miles east of Central London, Konnex offers a highly accessible base for industrial, warehouse, and logistics operations.

The Port of Sheerness is just minutes away, providing key freight and shipping connections, while nearby rail links offer additional transport options. With a strong industrial presence and excellent road infrastructure, Konnex is the ideal location for businesses seeking connectivity, space, and opportunity.





PORT OF SHEERNESS

Strategic Location: Positioned on the Thames Estuary with easy access to major road networks.

Versatile Cargo Handling: Handles vehicles, steel, timber, paper, and project cargo, with RoRo and LoLo facilities.

Deep-Water Berths: Seven berths with no lock or air draught restrictions for efficient loading and unloading.

Extensive Facilities: Covers 450+ acres as part of the London Medway cluster.

Integrated Services: Offers logistics, marine, and agency services for seamless operations.



HUTCHISON PORTS
LONDON THAMESPORT

KONNEX



Port of
Sheerness



Sheerness-on-Sea



Queenborough

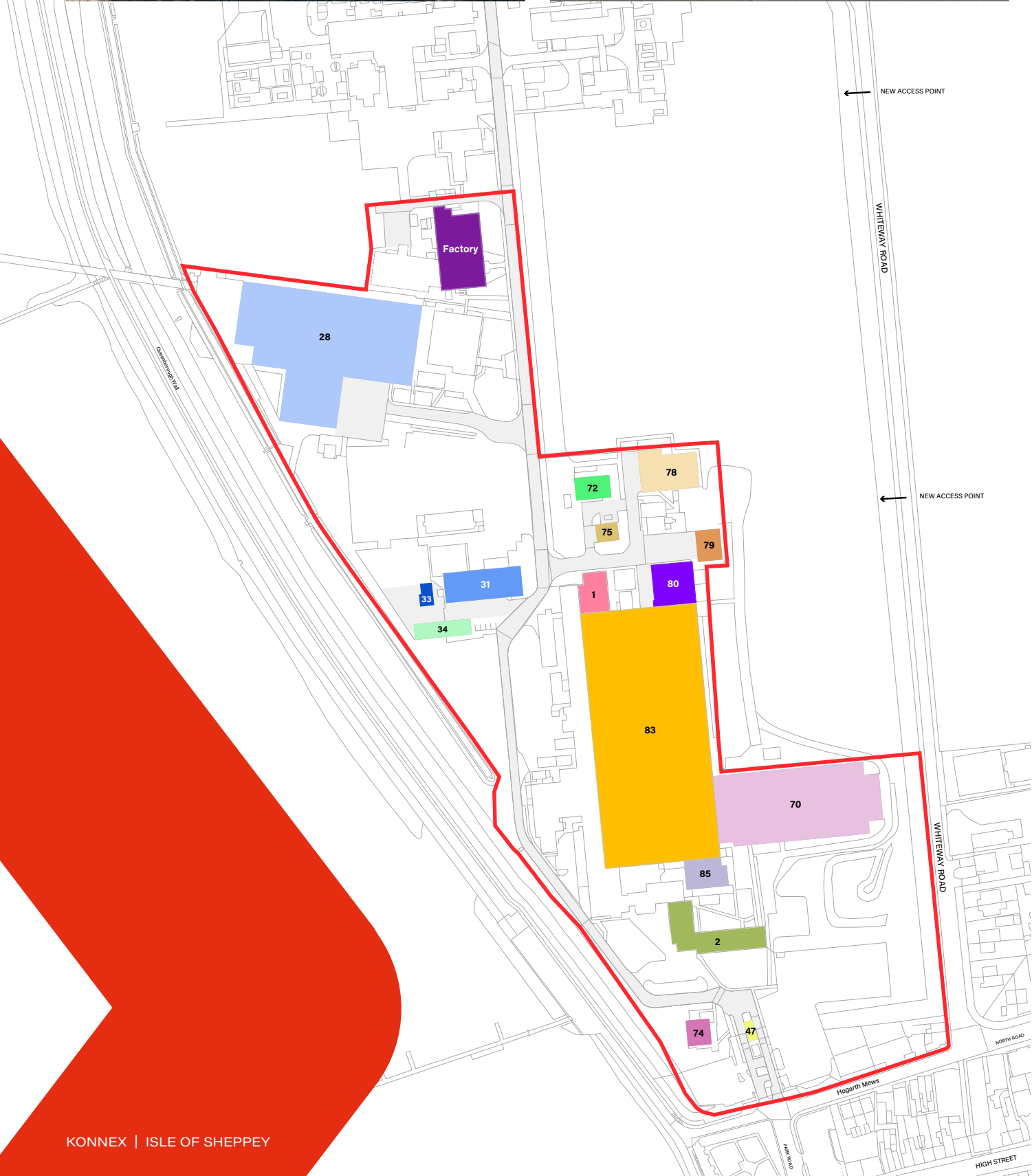


A249

M2 (J5)
8 miles



INDUSTRIAL & OFFICE BUILDINGS



Building	Size (sq ft)	Rent (per sq ft)
28	50,365	6
31	6,415	10
33	689	15
34	2,314	12
47	388	15
70	33,401	6
72	2,088	12
74	3,154	12
75	990	15
78	6,168	10
79	2,013	12
80	4,898	12
83	87,942	6
85	3,229	12
Factory	10,032	8
TOTAL	214,085	

Building	Size (sq ft)	Rent (per sq ft)
Office 1	6,448	6
Office 2	15,210	10

INDUSTRIAL ESTATE - 19.71 acres

OPEN STORAGE LAND

AREAS OF HARD STANDING

- AREA 1
31,800 sq ft (0.73 acres)
- AREA 2
199,230 sq ft (4.57 acres)
- AREA 3
31,011 sq ft (0.71 acres)
- AREA 4
110,624 sq ft (2.54 acres)
- AREA 5
6,850 sq ft (0.15 acres)
- AREA 6
12,997 sq ft (0.30 acres)

- PLOT AREA - 9.95 acres
- PLOT AREA - 5.91 acres
- PLOT AREA - 6.09 acres
- PLOT AREA - 12.58 acres

Acres	Rent (per sq ft)
0-5	£2.25
5-10	£2.00
10+	£1.95

INDUSTRIAL ESTATE - 19.71 acres



RATES

For information regarding business rates please visit gov.uk

LEGAL COSTS

Each party is to be responsible for their own legal costs.



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CONTACT

For viewings and further information, please contact the joint sole agents:



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