

Plot 2 | London Medway Commercial Park

Up to 436,100 sq ft of industrial / warehouse space

Medway | Kent | ME3 9ND



21.4 acres



21m clear height



B1/B2/B8 use

Opportunity

Located on the south side of the Hoo Peninsula and benefitting from direct access to J1 of the M2, London Medway Commercial Park provides prime industrial / warehouse space in a strategic location.

With 16.2 million consumers accessible within a two-hour drivetime, it's easy to see why the 115-acre site is already home to customers such as Amazon, Wincanton and Noatum Logistics.

Park key facts:



Readily available **skilled labour force**



10MVA with ability to increase



Completed infrastructure



Established developer with **unrivalled track record**



Leasehold design and build



Excellent connectivity to serve London and the South East





Plot 2
21.4 acres

I & A Communications Ltd



KKB GROUP



Plot 8
2.85 acres

Plot 1c
9.94 acres

noatum

amazon

KEY:

-  Warehouse space
-  Office space



Indicative single unit option

Plot 2


436,100 sq ft


The 21.4 acre site provides the opportunity for up to 436,100 sq ft of high quality industrial and warehouse space suitable for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options available.

Plot 2	sq ft
Warehouse	403,800
Four-storey office	25,800
Plant deck	1,200
Two-storey ops office	5,000
Gatehouse	300
Total	436,100



 **40** dock loading doors

 **4** level access doors

 **418** car parking spaces

 **118** HGV parking spaces

KEY:

-  Warehouse space
-  Office space







Indicative single unit option

Flexibility

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



Plot 2	sq ft
Warehouse	370,000
Three storey office	17,500
Gatehouse	300
Total	387,800

-  **80** dock loading doors
-  **12** level access doors
-  **317** car parking spaces
-  **74** HGV parking spaces


21m
clear height
(possibility to increase)


50m
yard depth


KEY:

-  Warehouse space
-  Office space



Unit 2a
201,500 sq ft

Unit 2b
163,750 sq ft


50m
yard depths

Indicative two-unit option




Flexibility

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
Warehouse	184,000
Three storey office	4,000
Two storey mezzanine office including undercroft	13,500
Total	201,500

Unit 2b	sq ft
Warehouse	147,250
Three storey office	4,000
Two storey mezzanine office including undercroft	12,500
Total	163,750

Each unit features:

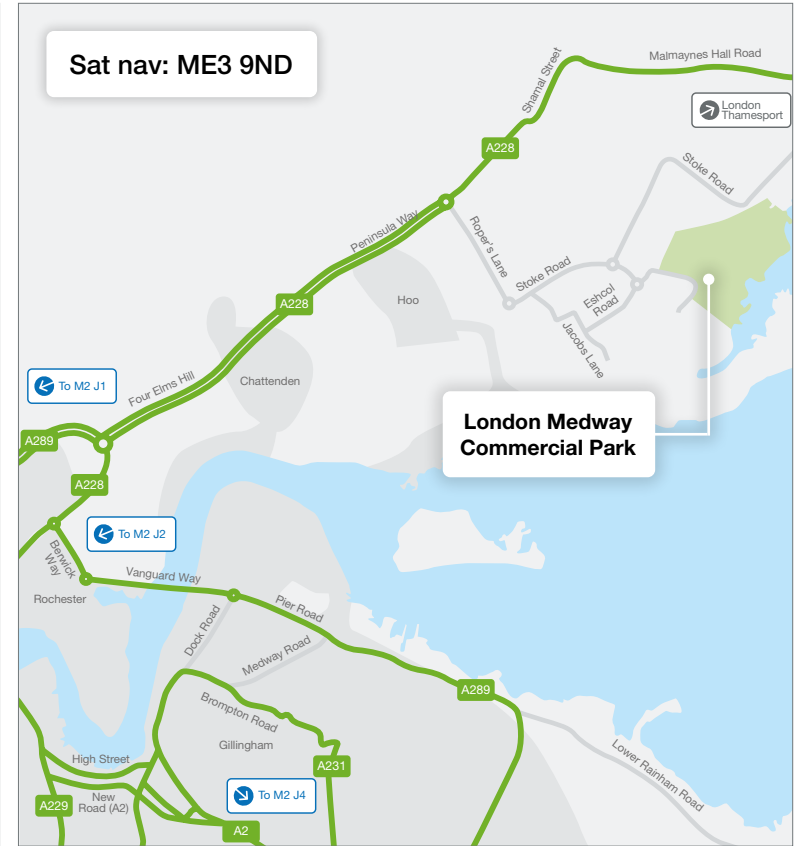
-  **20** dock loading doors
-  **4** level access doors
-  **56** HGV parking spaces

Accessibility

Medway, Kent (M25 J2)

M2 (J1)	6 miles
M2 (J2)	6 miles
London Thamesport	7.5 miles
M20 (J4)	12 miles
M25 (J2)	17 miles
Central London	36 miles
Folkestone/Channel Tunnel	50 miles
Dover	56 miles
Southampton	119 miles
London City Airport	34 miles
Gatwick Airport	49 miles
Heathrow Airport	73 miles

Source AA Route Planner



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Hannah Stainforth
hannah.stainforth@cbre.com

Richard Seton-Clements
richard.setonclements@cbre.com



James Haestier
james.haestier@colliers.com



Mark Coxon
mcoxon@caxtons.com

0121 506 8100

londonmedwaycp.com

uk.goodman.com

@Goodman_Group

