

Plot 8 | London Medway Commercial Park

52,750 sq ft of industrial / warehouse space

Medway | Kent | ME3 9ND



2.85 acres



9m 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





I & A Communications Ltd

KKB GROUP

Plot 2
21.4 acres

SICAMF UK

Wincanton

Plot 8
2.85 acres

Plot 1c
9.94 acres

noatum

amazon

KEY:

 Warehouse space

 Office space

Plot 8

52,750 sq ft


With detailed planning consent in place, the 2.85 acre site provides the opportunity for a single high specification unit of 52,750 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.

Plot 8
52,750 sq ft

Plot 2	sq ft
Warehouse	44,900
Office undercroft	3,400
First floor office	3,900
Ground floor core	550
Total	52,750

 **3 dock loading doors**

 **3 level access doors**

 **53 car parking spaces**



9m

clear height
(possibility to increase)



50m

yard depth

Landscape Corridor

3 no. Level Access Doors

50000

3 no. Dock Loading Doors

Waste Area

53 no. Car Parking Spaces

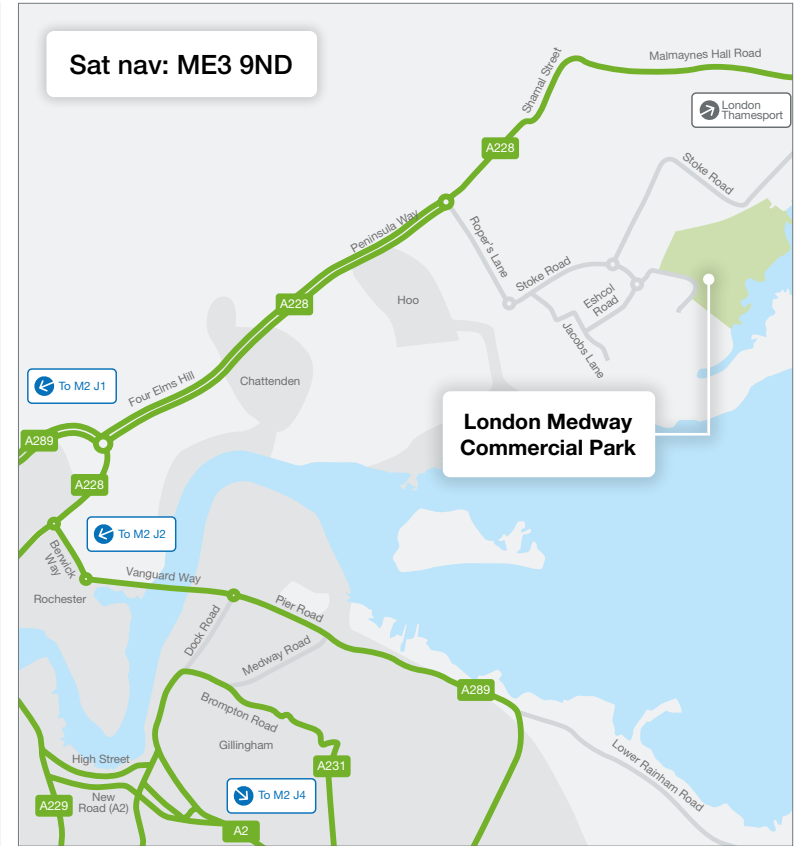
Indicative layout

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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