

# Plot 8 | London Medway Commercial Park

60,562 sq ft of industrial / warehouse space

Medway | Kent | ME3 9ND



2.85 acres



10m 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

SICAME UK

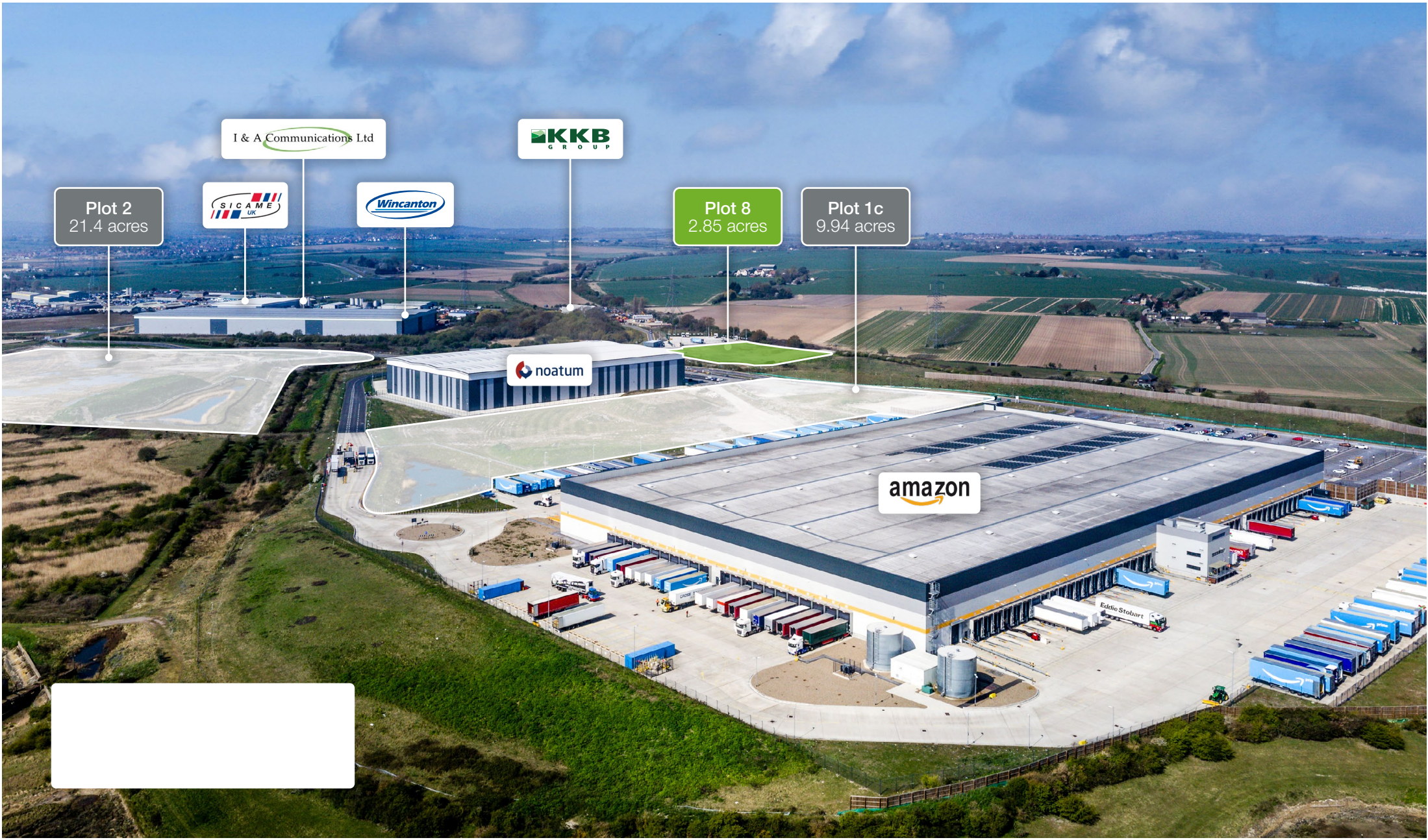
Wincanton

Plot 8  
2.85 acres

Plot 1c  
9.94 acres

noatum

amazon

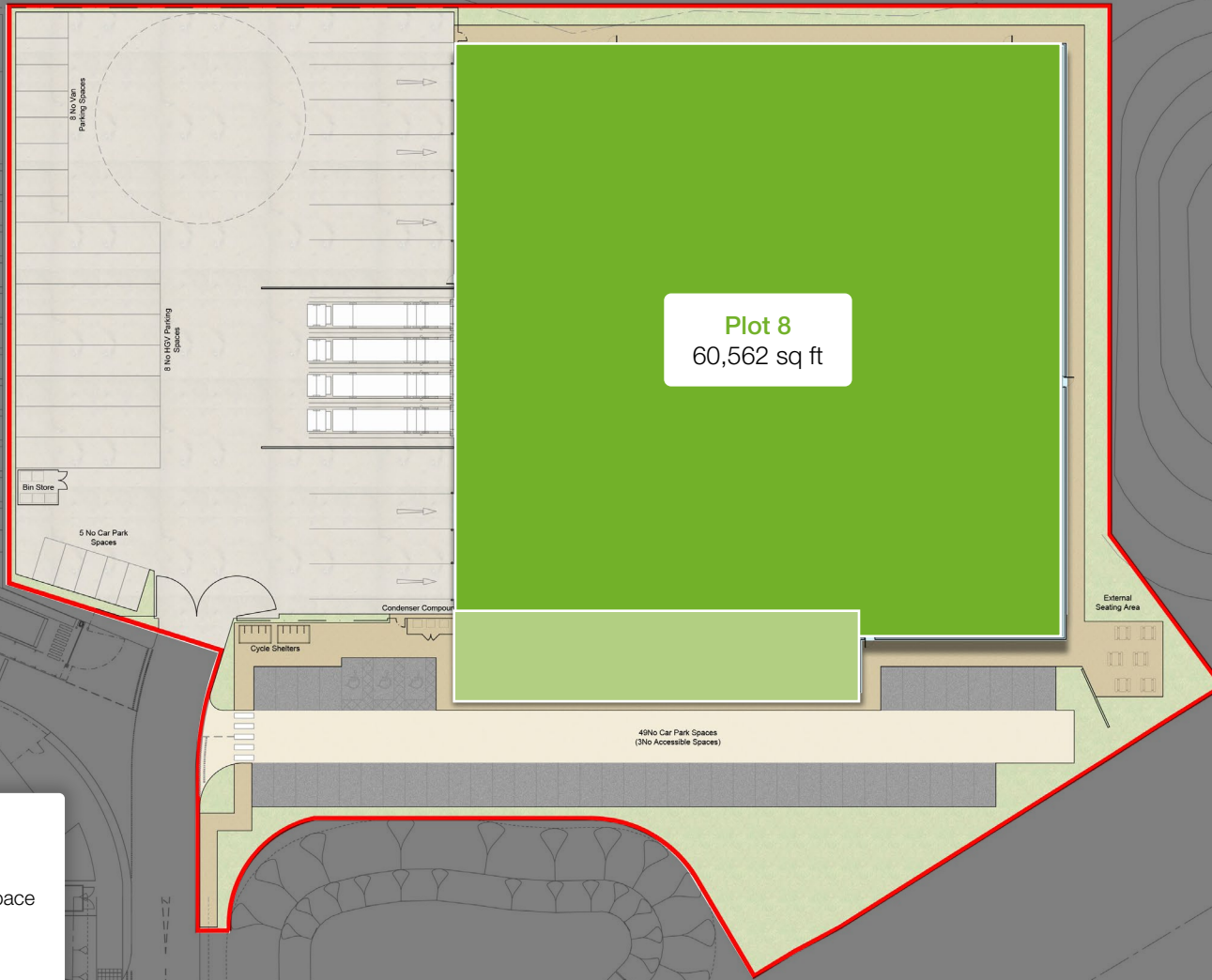




**10m**  
clear height  
(possibility to increase)



**50m**  
yard depth



**KEY:**

 Warehouse space

 Office space

# Plot 8


60,562 sq ft


The 2.85-acre site provides the opportunity for a single high specification 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.

Plot 8	sq ft
Warehouse	48,657
Undercroft	3,144
Offices	8,761
<b>Total</b>	<b>60,562</b>

 **4 dock loading doors**

 **5 level access doors**

 **54 car parking spaces**

 **8 HGV parking spaces**

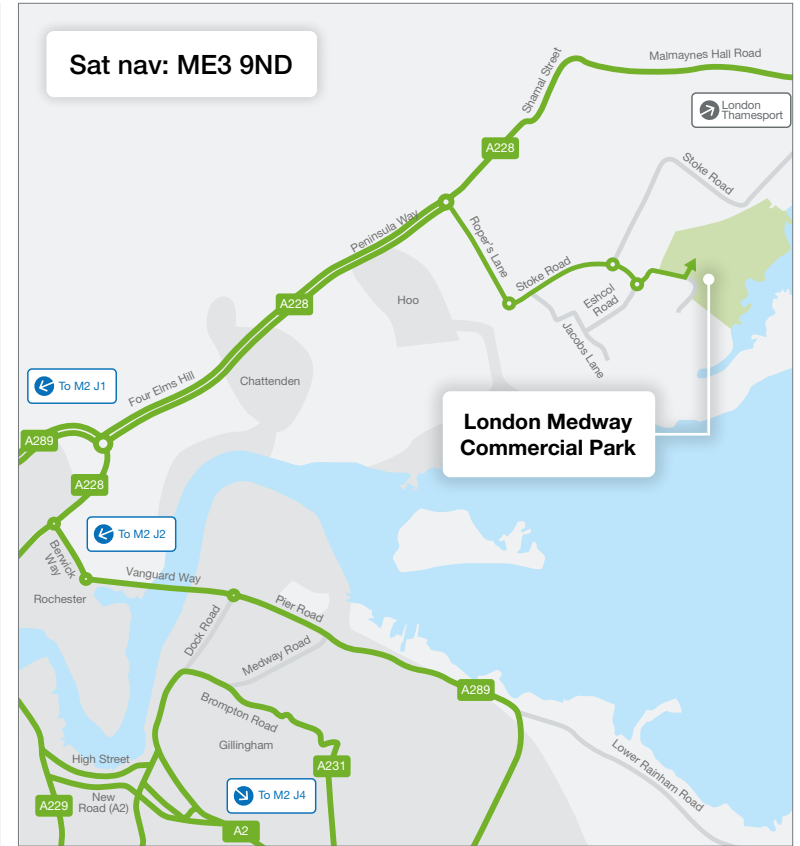
Indicative layout

# 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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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  
@Goodman.Group

