

London Medway Commercial Park+

Medway, Kent, ME3 9ND

Industrial and distribution space
25,000 sq ft - 450,000 sq ft



A prime park with
detailed planning
consents



Serviced plots
good to go



Build to suit
opportunities

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 warehouse/distribution space in a strategic location.

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



KEY:

-  Warehouse space
-  Office space



20 dock loading doors



6 level access doors



219 car parking spaces



56 HGV parking spaces



18 clear internal height (possibility to increase)

Plot 1C+

197,200 sq ft

The 9.94 acre site has outline consent for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options also available.



Flexibility+

The site can also accommodate a two unit layout option, providing 96,500 sq ft and 119,100 sq ft of warehouse and distribution space



Indicative single unit option

KEY:

-  Warehouse space
-  Office space



Indicative single unit option

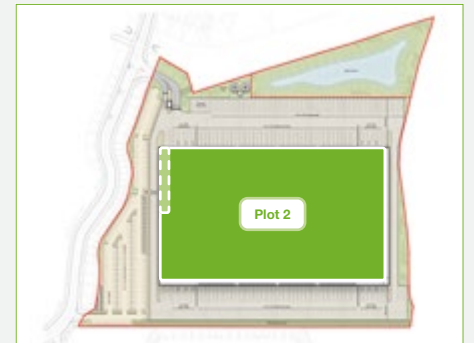
Plot 2+

454,625 sq ft

With outline planning consent, the 21.2 acre site provides the opportunity for up to 454,625 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.

Flexibility+

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



KEY:
 Warehouse space

 Office space


Plot 8+

20,450 - 52,750 sq ft

With detailed planning consent, the 4.1 acre site provides the opportunity for two high quality units of 20,450 sq ft and 52,750 sq ft. Suitable for B1, B2 and B8 use, buildings can be designed and constructed to meet customers' bespoke requirements, with alternative layout options also available.

Plot 8A	sq ft
Warehouse	44,900
Office undercroft	3,400
First floor office	3,900
Ground floor core	550
Total	52,750

Plot 8B	sq ft
Warehouse	15,500
Office undercroft	1,900
First floor office	2,500
Ground floor core	550
Total	20,450

Plot 8 flexibility+

The site can accommodate an alternative layout option, providing two units of 32,700 sq ft and 42,000 sq ft, or one unit of 79,200 sq ft





London Medway Commercial Park

KEY:

 **Two-hour HGV drivetime** - 15.2 million people can be reached, with a total purchasing power of £372.2 billion

Source: Esri and Michael Bauer Research



Location+

Located east of Central London, London Medway Commercial Park is a strategic logistics location with 15.2 million consumers accessible within a two-hour HGV drivetime.

The park benefits from fast and convenient access to the M2 at Junction 1 (via the duelled A228 and A289), while Junction 2 of the M25 is 17 miles to the west, providing excellent connectivity to London and the national motorway network. Ebbsfleet International Railway Station is 15 miles from the development and provides direct access to Central London (18 minutes), Paris (two hours) and Brussels (one hour and 50 minutes).

GROWTH CORRIDOR

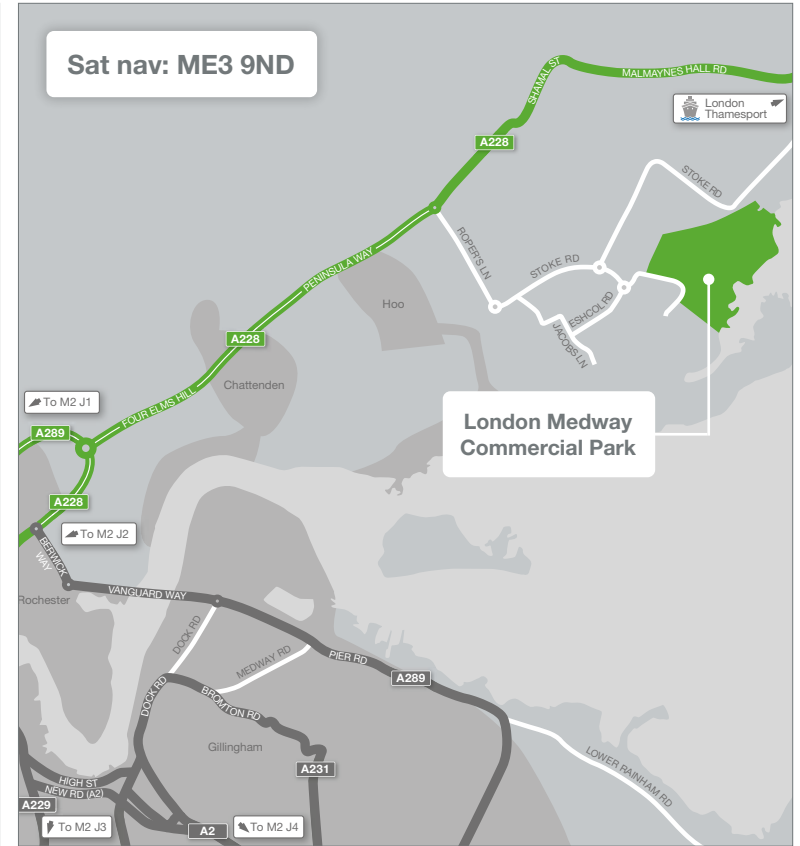
Located in the strategic Kent and Medway growth corridor, the area has already seen substantial investment in road and rail infrastructure. A total of £12.5 billion of funding for infrastructure has been secured for Kent and includes the Lower Thames Crossing - a proposed road crossing that will increase capacity across the Thames. The new crossing will facilitate growth in the region and create a new strategic route from the Port of Dover via the M2 to the Midlands.

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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