

# 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

Indicative CGI

# 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**

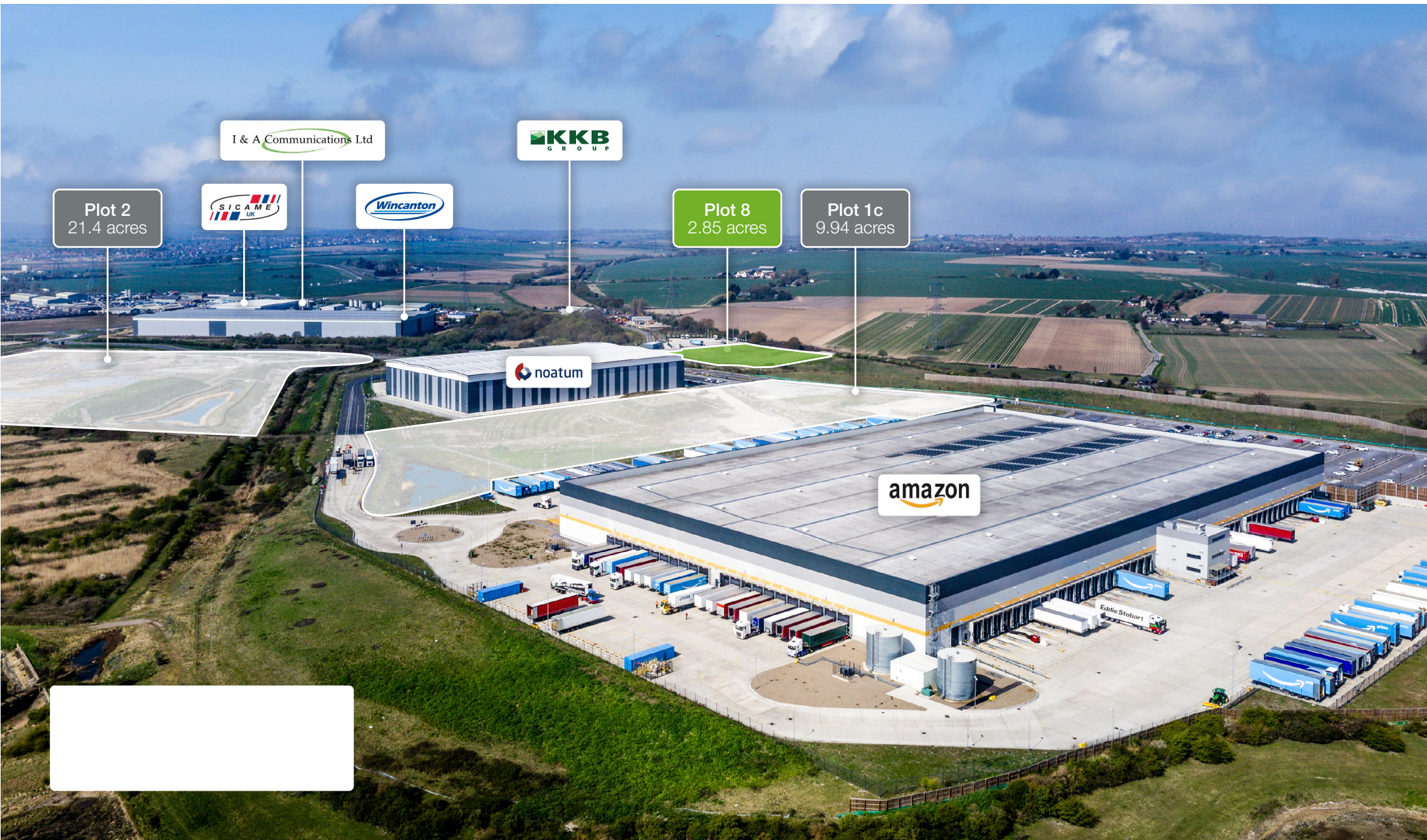


**Leasehold** design and build



**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

Edrie Stobart



**10m**

clear height  
(possibility to increase)



**50m**

yard depth

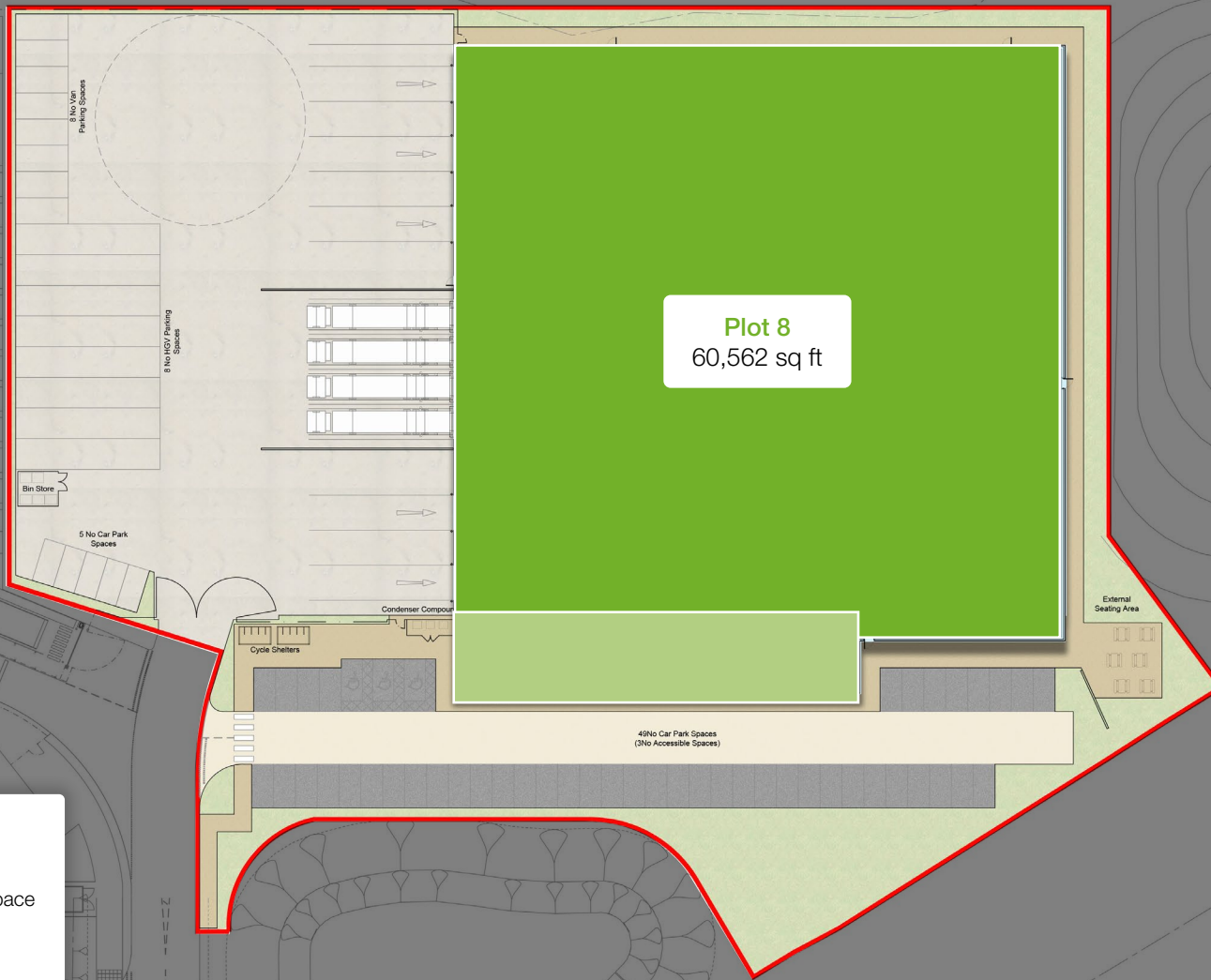
**KEY:**



Warehouse space



Office space



Indicative layout

# 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



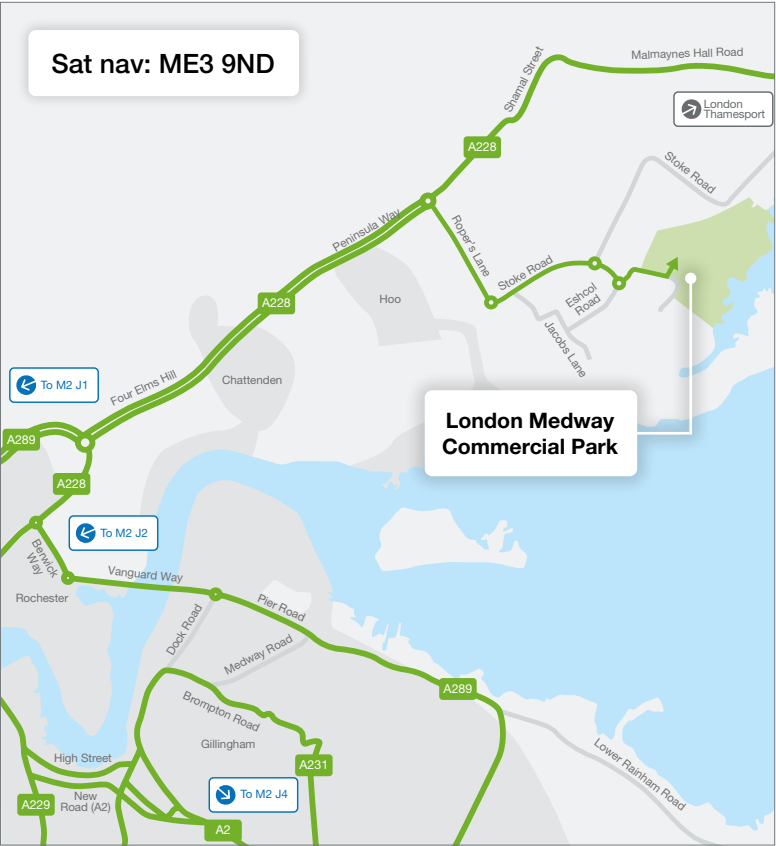
**8** HGV parking spaces

# 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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