

# Plot 1c | London Medway Commercial Park

197,600 sq ft of industrial / warehouse space

Medway | Kent | ME3 9ND



10.01 acres



18m 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  
10.01 acres

noatum

amazon





**KEY:**

-  Warehouse space
-  Office space



**Plot 1c**  
197,600 sq ft

  
**18m**  
clear height





  
**50m**  
yard depth

# Option A

197,600 sq ft

The 10.01 acre site has detailed consent for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options also available.



Plot 1c	sq ft
Warehouse	164,700
Ground floor office and undercroft	8,100
First floor and second floor offices	16,200
Plant level / archive	6,800
Ground floor operations office	1,500
Gatehouse	300
<b>Total</b>	<b>197,600</b>

-  **24** dock loading doors (including 12 multi-dock doors)
-  **6** level access doors
-  **217** car parking spaces
-  **58** HGV parking spaces

Indicative single unit option



**KEY:**

-  Warehouse space
-  Office space



Indicative two-unit option

# Option B

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

Plot 1c	sq ft
Warehouse	80,750
Three-storey core	3,000
Two-storey mezzanine office	8,500
Office undercroft	4,250
<b>Total</b>	<b>96,500</b>

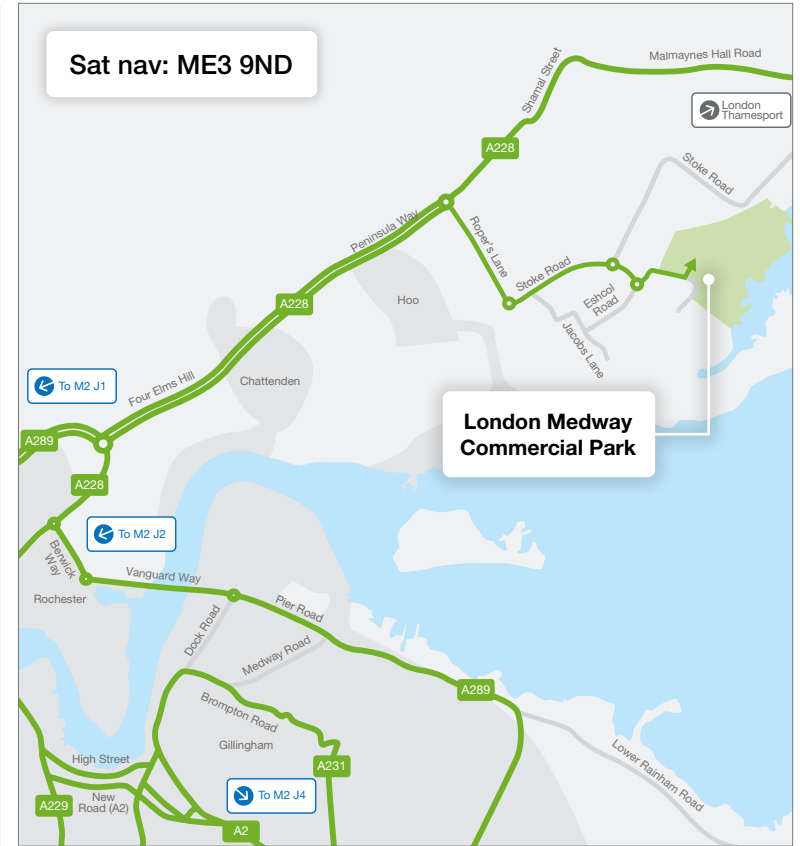
Plot 1d	sq ft
Warehouse	103,200
Three-storey core	3,000
Two-storey mezzanine office	8,600
Office undercroft	4,300
<b>Total</b>	<b>119,100</b>

# 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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