

# London Medway Commercial Park+

Medway, Kent, ME3 9ND

Plot 2



21.2 acres



Serviced  
land



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 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



**PLOT 2**  
454,625 sq ft

  
**21m**  
clear height  
(possibility to increase)

  
**55m**  
yard depth

# 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.

Unit 1C	sq ft
Warehouse (including mezzanine undercroft)	429,325
Three storey and two storey main office	20,000
Two storey ops office	5,000
Gatehouse	300
<b>Total</b>	<b>454,625</b>



 **40** dock loading doors

 **6** level access doors

 **411** car parking spaces

 **65** HGV parking spaces

**KEY:**

-  Warehouse space
-  Office space



Indicative single unit option

# Flexibility+

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

Unit 1C	sq ft
Warehouse	370,000
Three storey office	17,500
Gatehouse	300
<b>Total</b>	<b>387,800</b>

 **80** dock loading doors

 **12** level access doors



 **317** car parking spaces

 **74** HGV parking spaces

 **21m** clear height  
(possibility to increase)

 **50m** yard depth

**KEY:**

-  Warehouse space
-  Office space



**Unit 2A**



**50m**  
yard depth

**UNIT 2A**  
201,500 sq ft

**Unit 2B**



**50m**  
yard depth

**UNIT 2B**  
163,750 sq ft

# Flexibility+

The site can also accommodate an alternative layout option, providing two units of 201,500 sq ft and 163,750 sq ft, with internal height flexibility.

Unit 2A	sq ft
Warehouse	184,000
Three storey office	4,000
Two storey mezzanine office including undercroft	13,500
<b>Total</b>	<b>201,500</b>

Unit 2B	sq ft
Warehouse	147,250
Three storey office	4,000
Two storey mezzanine office including undercroft	12,500
<b>Total</b>	<b>163,750</b>

 **20** dock loading doors

 **4** level access doors

 **56** HGV parking spaces

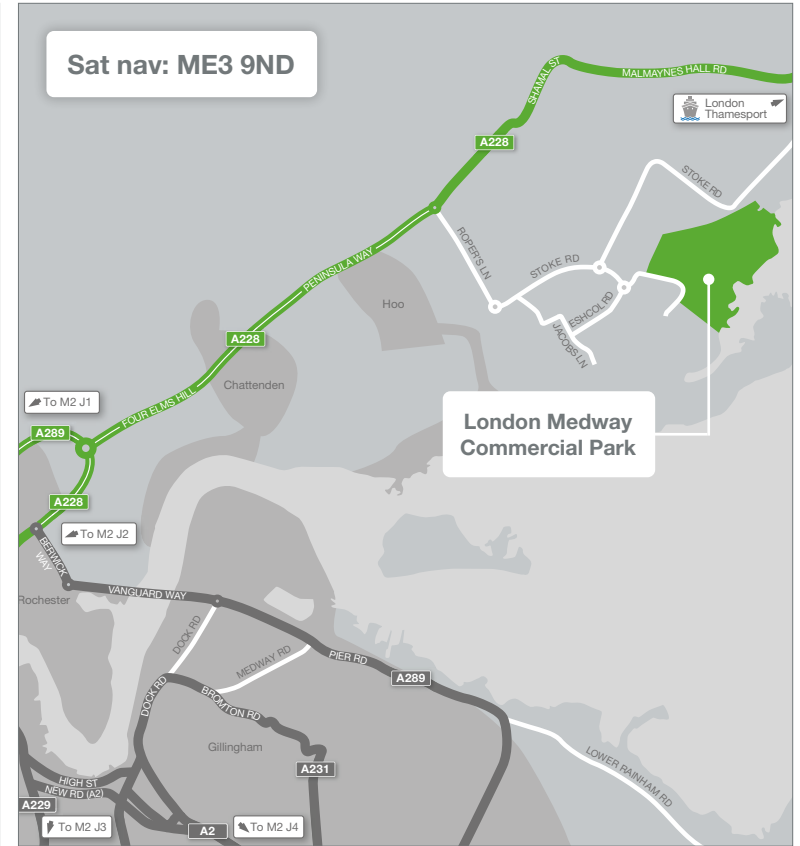
*Indicative two-unit option*

# 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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