

# PLOT 1C LONDON MEDWAY COMMERCIAL PARK

Up to 200,000 sq ft industrial space



MEDWAY, KENT, ME3 9ND

# Space for the well-connected



Set on a prime site of 115 acres with the ability to accommodate 60,000 - 450,000 sq ft of industrial / distribution space within 20 minutes of the M25 (J2), 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 site is already home to customers such as Amazon, Wincanton and Noatum Logistics.

## Key benefits:



**Large workforce potential**  
Readily available skilled labour force



**BREEAM 'Excellent' specification**  
Realise energy and cost savings



**Excellent connectivity**  
Direct access to the M2, to serve London and the South East



# SITE PLAN

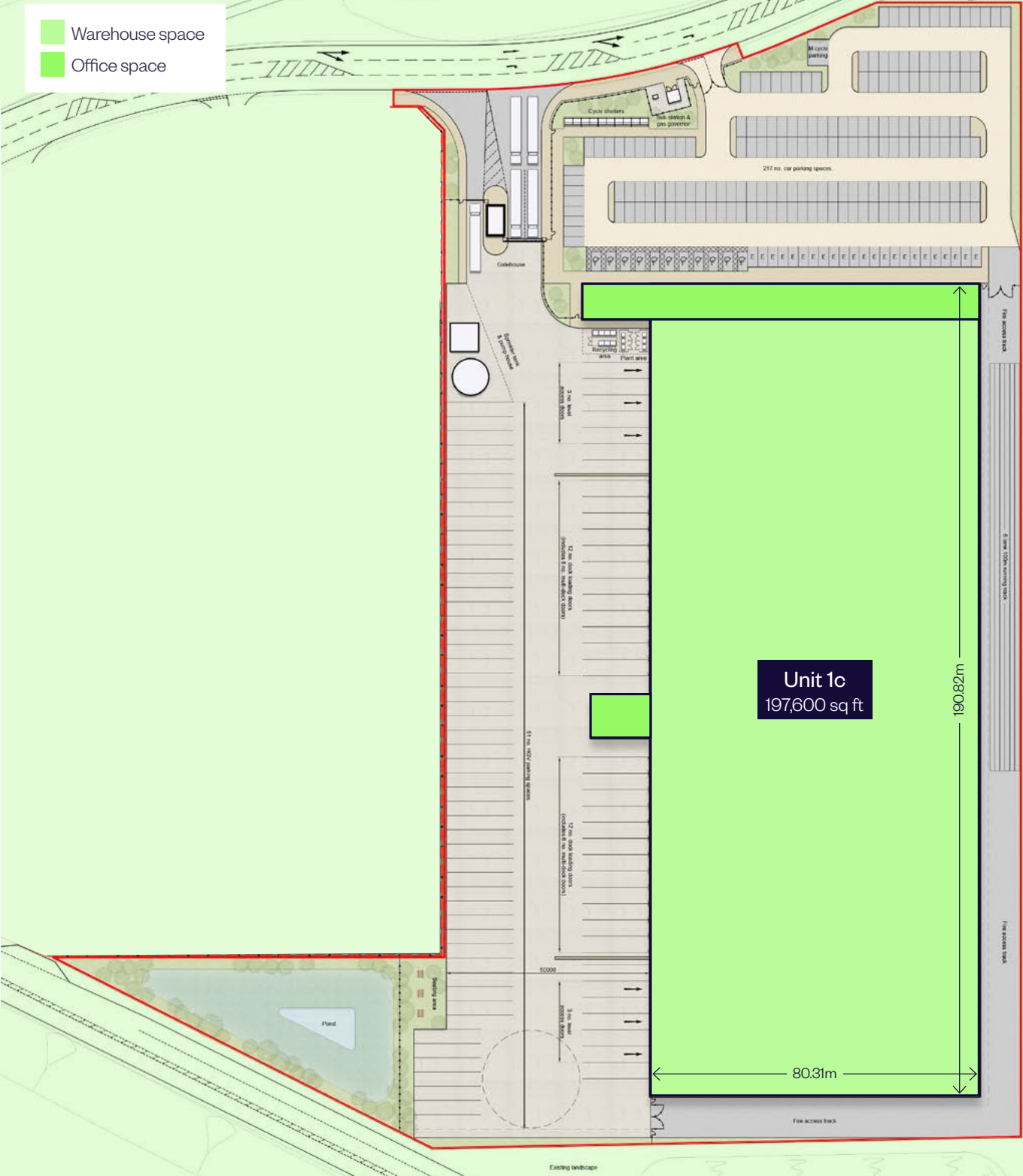
## OPTION A

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.

Unit 1c	sq ft	sq m
Warehouse	164,700	15,302
Ground floor office and undercroft	8,100	752
First floor and second floor offices	16,200	1,505
Plant	6,800	631
Transport office	1,500	139
Gatehouse	300	28
TOTAL	197,600	18,357

- 18m clear internal height
- 50m yard depth
- 6 level access doors
- 24 loading dock doors (including 12 multi-dock doors)
- 217 car parking spaces (including 3 accessible)
- 58 HGV parking spaces
- 2MVA



# SITE PLAN

## 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.

Unit 1c	sq ft	sq m
Warehouse	80,750	7,502
Three-storey core	3,000	278
Two-storey mezzanine office	8,500	789
Office undercroft	4,250	395
TOTAL	96,500	8,964

Unit 1d	sq ft	sq m
Warehouse	103,200	9,588
Three-storey core	3,000	278
Two-storey mezzanine office	8,600	798
Office undercroft	4,300	399
TOTAL	119,100	11,063

Alternate building sizes available, contact us for more information.



# SETTING A BENCHMARK FOR ESG

All Goodman properties have been designed to improve energy efficiency and reduce carbon emissions, leading to energy, cost and maintenance savings over the lifetime of the building. Developed to a BREEAM 'Excellent' standard and targeting an A-rated EPC, our buildings will include the following features:



Carbon neutral cladding envelope



Full rooftop solar PV system



Air tightness far in excess of current building regulations



12% roof lights providing optimum natural light



Carbon neutral carpet tiles



Ceiling tiles with a high percentage of recycled content



Solar wall thermal heating



Solar thermal hot water



LED lighting to offices and external areas



Smart metering



Low NOx condensing boiler



Electric car charging points



Infrastructure for future electric vehicle fleets



Rainwater harvesting and water saving devices



# DRIVETIMES

---

**6 miles** to M2 (J1/J2)

---

**7.5 miles** to London Thamesport

---

**17 miles** to M25 (J2)

---

**34 miles** to London City airport

---

**50 miles** to Folkestone/Channel Tunnel

---

**73 miles** to Heathrow Airport

---

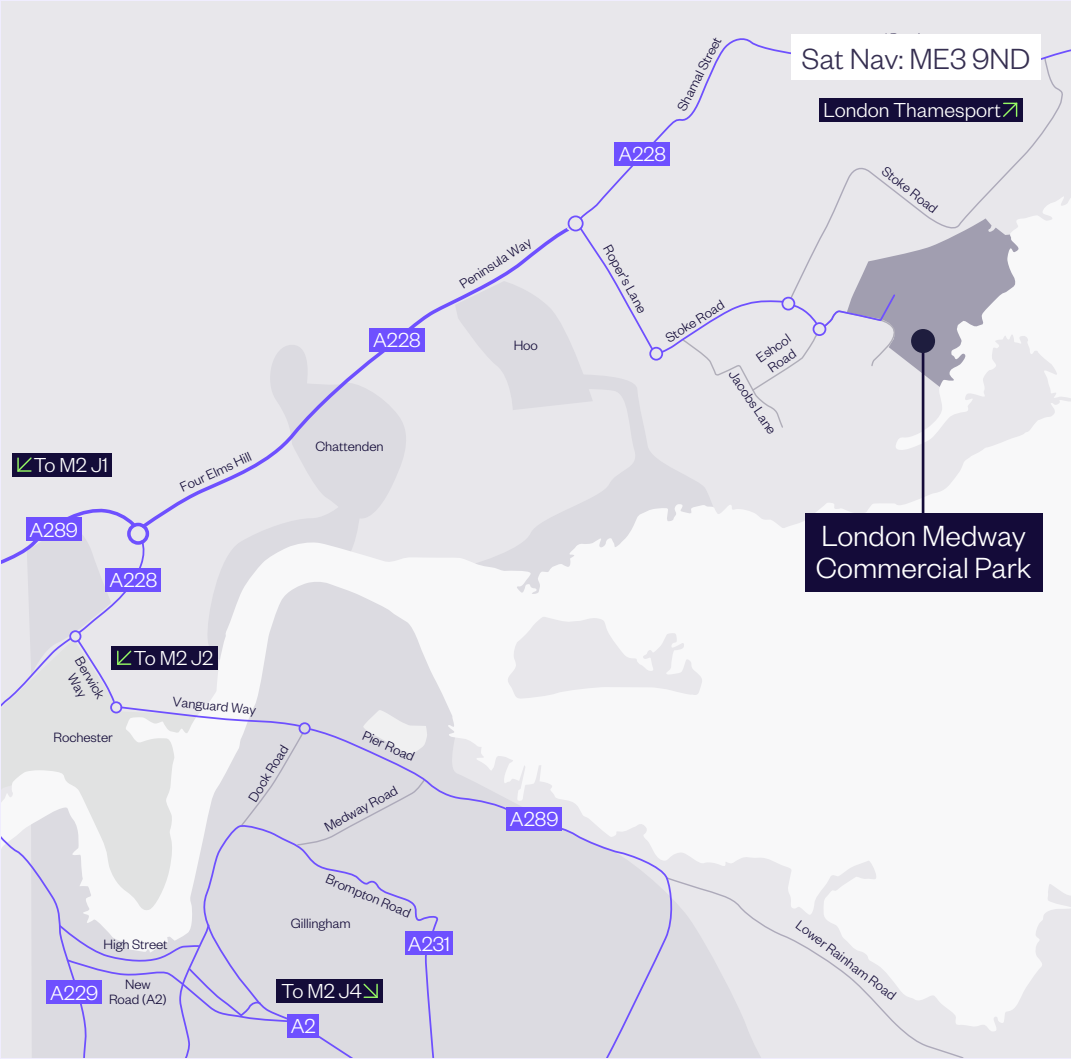
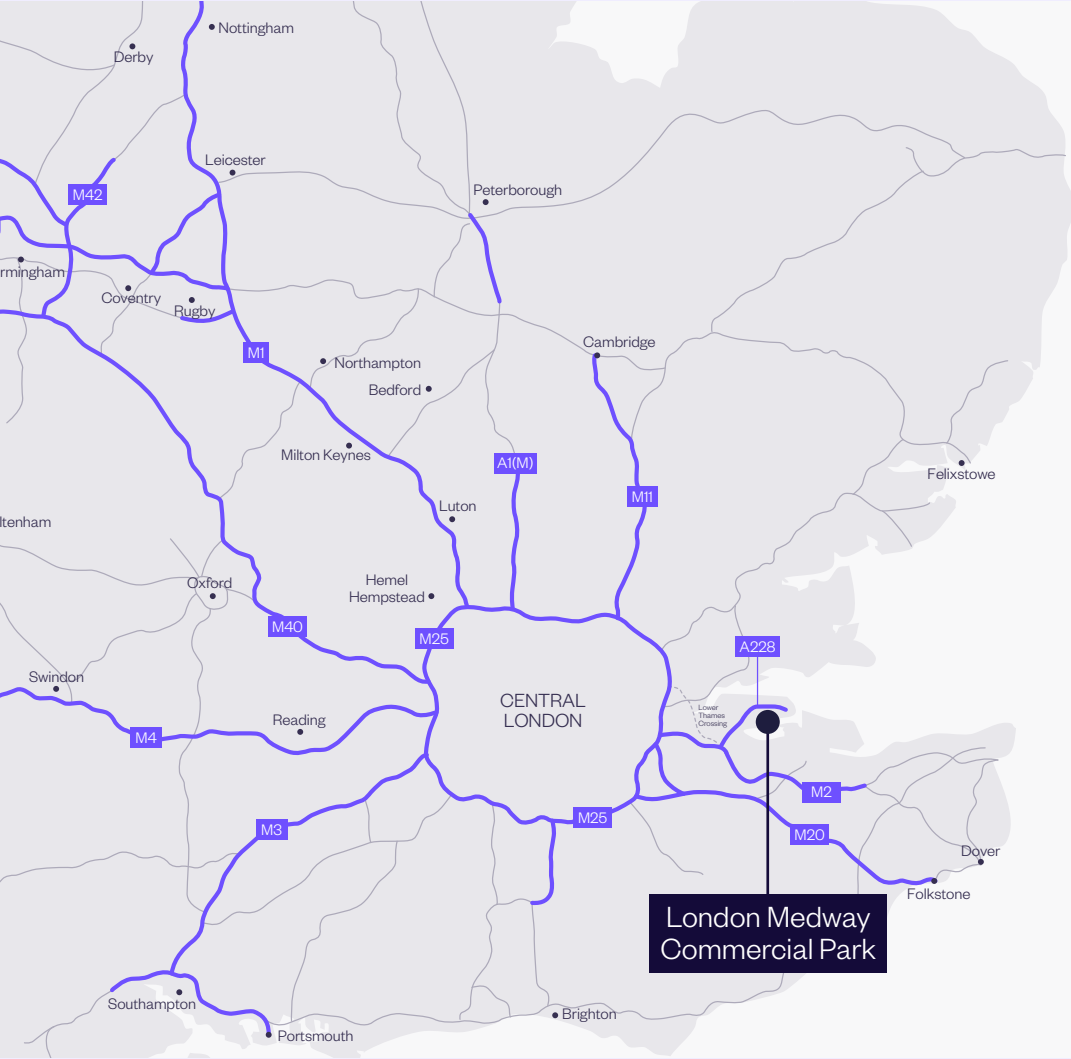


# LOCATION

## London Medway Commercial Park

London Medway Commercial Park is located on the south side of the Hoo Peninsula and approximately six miles from Rochester, benefitting from direct access to J1 of the M2 via the duelled A228 and A289.

In addition to its M2 access, Junction 2 of the M25 is 17 miles to the west of the development providing access to London and the national motorway network. To the south, the Channel Tunnel is within 50 miles and the Port of Dover is within 56 miles.



# AERIAL VIEW





# CONTACT US

ENQUIRE NOW

**CBRE**

Hannah Stainforth  
[hannah.stainforth@cbre.com](mailto:hannah.stainforth@cbre.com)  
07500 990467

Richard Seton-Clements  
[richard.setonclements@cbre.com](mailto:richard.setonclements@cbre.com)  
07710 319574



James Haestier  
[james.haestier@colliers.com](mailto:james.haestier@colliers.com)  
07818 038 009



Mark Coxon  
[mcoxon@caxtons.com](mailto:mcoxon@caxtons.com)  
07969 973809



0121 506 8100 | [londonmedwaycp.com](http://londonmedwaycp.com) | [uk.goodman.com](http://uk.goodman.com)

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (February 2023), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.