

# PLOT 2 LONDON MEDWAY COMMERCIAL PARK



Up to 450,000 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

### 436,100 sq ft

The 21.4 acre site has detailed consent for a single unit of 436,100 sq ft suitable for B1, B2 and B8 use. Buildings will be designed and constructed to meet customers' bespoke requirements, with alternative layout options available.

Unit 2	sq ft	sq m
Warehouse	403,800	67,515
Four-storey office	25,800	2,397
Plant deck	1,200	111
Two-storey ops office	5,000	464
Gatehouse	300	28
<b>TOTAL</b>	<b>436,100</b>	<b>40,515</b>

-  21m clear internal height
-  70m yard depth
-  4 level access doors
-  40 loading dock doors (including 12 double dock and 8 multi dock)
-  418 car parking spaces (including 3 accessible)
-  118 HGV parking spaces
-  4.5MVA

-  Warehouse space
-  Office space



# SITE PLAN

## OPTION B

### 387,800 sq ft

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

Unit 2	sq ft	sq m
Warehouse	370,000	34,374
Four-storey office	17,500	1,625
Gatehouse	300	28
<b>TOTAL</b>	<b>387,800</b>	<b>36,027</b>

21m clear internal height

50m yard depth

12 level access doors

80 loading dock doors

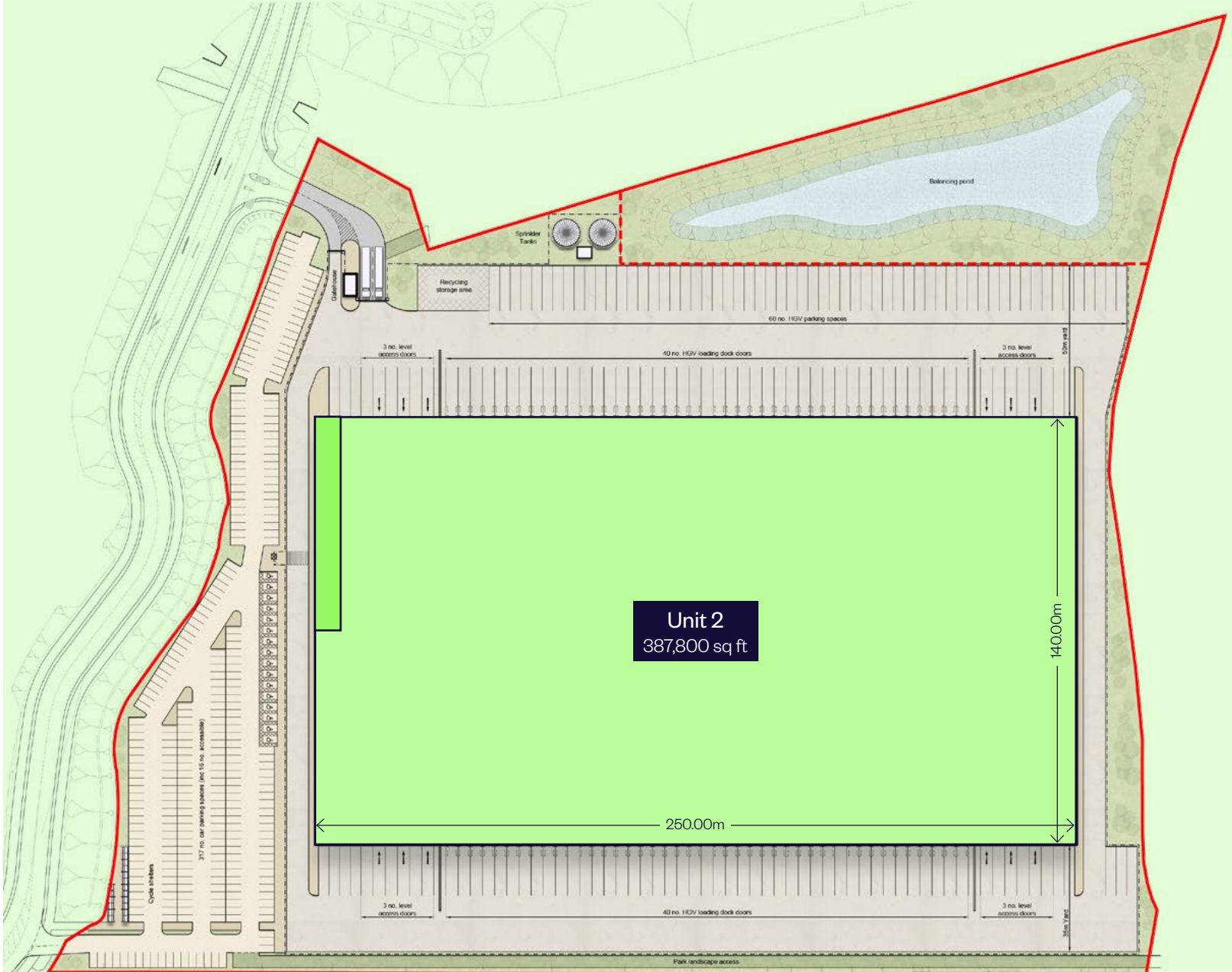
317 car parking spaces

74 HGV parking spaces

4.5MVA

Alternate building sizes available, contact us for more information.

Warehouse space  
 Office space



# SITE PLAN

## OPTION C

201,500 sq ft and 163,750 sq ft

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	sq m
Warehouse	184,000	17,095
Four-storey office	4,000	371
Four-storey office	13,500	1,254
<b>TOTAL</b>	<b>201,500</b>	<b>18,720</b>

Unit 2b	sq ft	sq m
Warehouse	147,250	13,680
Four-storey office	4,000	371
Four-storey office	12,500	1,161
<b>TOTAL</b>	<b>163,750</b>	<b>15,212</b>

-  50m yard depth
-  4 level access doors
-  20 loading dock doors
-  56 HGV parking spaces
-  4.5MVA



# 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

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**6 miles**

to M2 (J1/J2)

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**7.5 miles**

to London Thamesport

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**17 miles**

to M25 (J2)

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**34 miles**

to London City airport

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**50 miles**

to Folkestone/Channel Tunnel

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**73 miles**

to Heathrow Airport

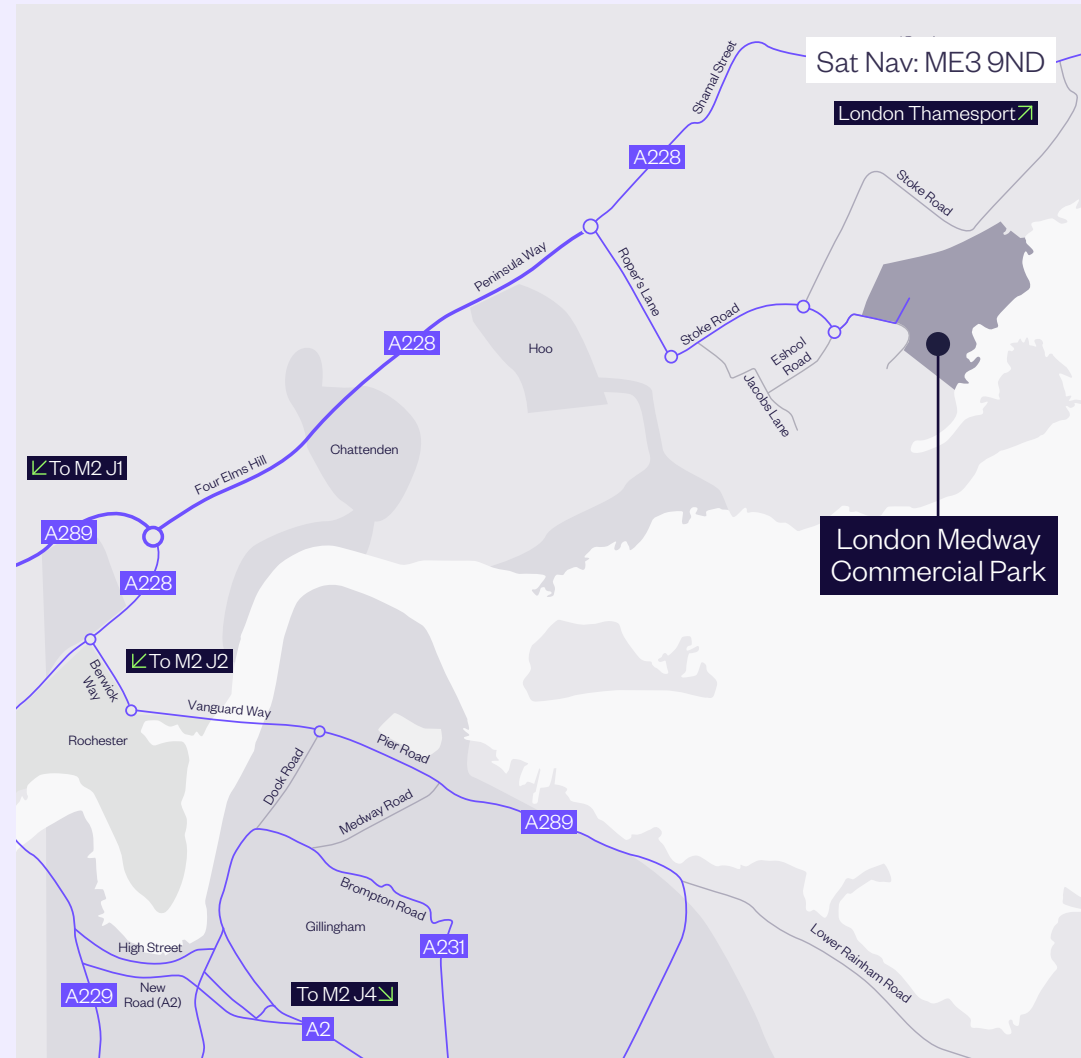
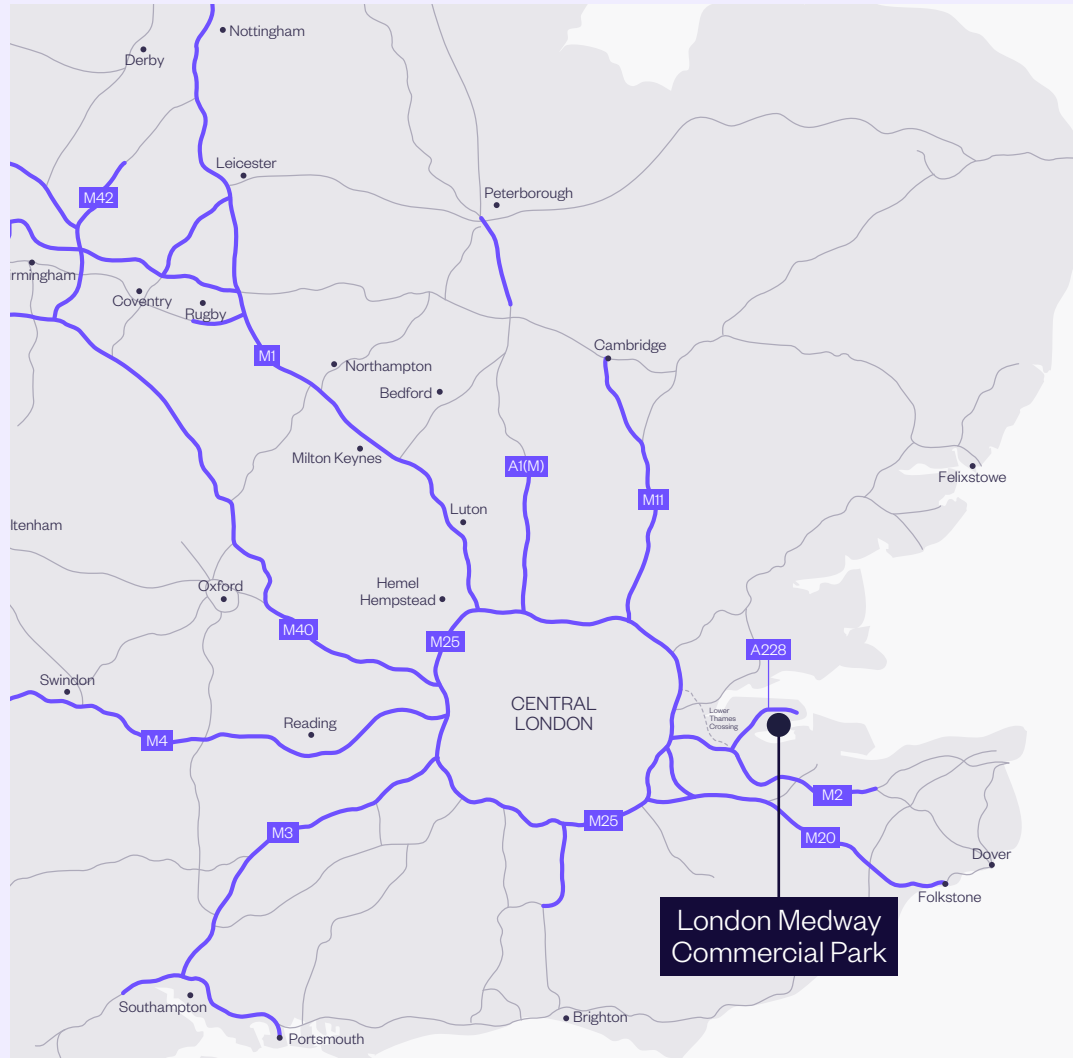
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# LOCATION

## 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

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