



# unrivalled economic space+

## Kingsnorth Commercial Park

Medway, Kent

Over 2 million sq ft of prime industrial / distribution space on 115 acres, including a single unit of 1.2 million sq ft

+ Ability to offer a single unit of 1.2 million sq ft

+ Strategic location with direct access to Junction 1 of the M2

+ 17 miles to Junction 2 of the M25

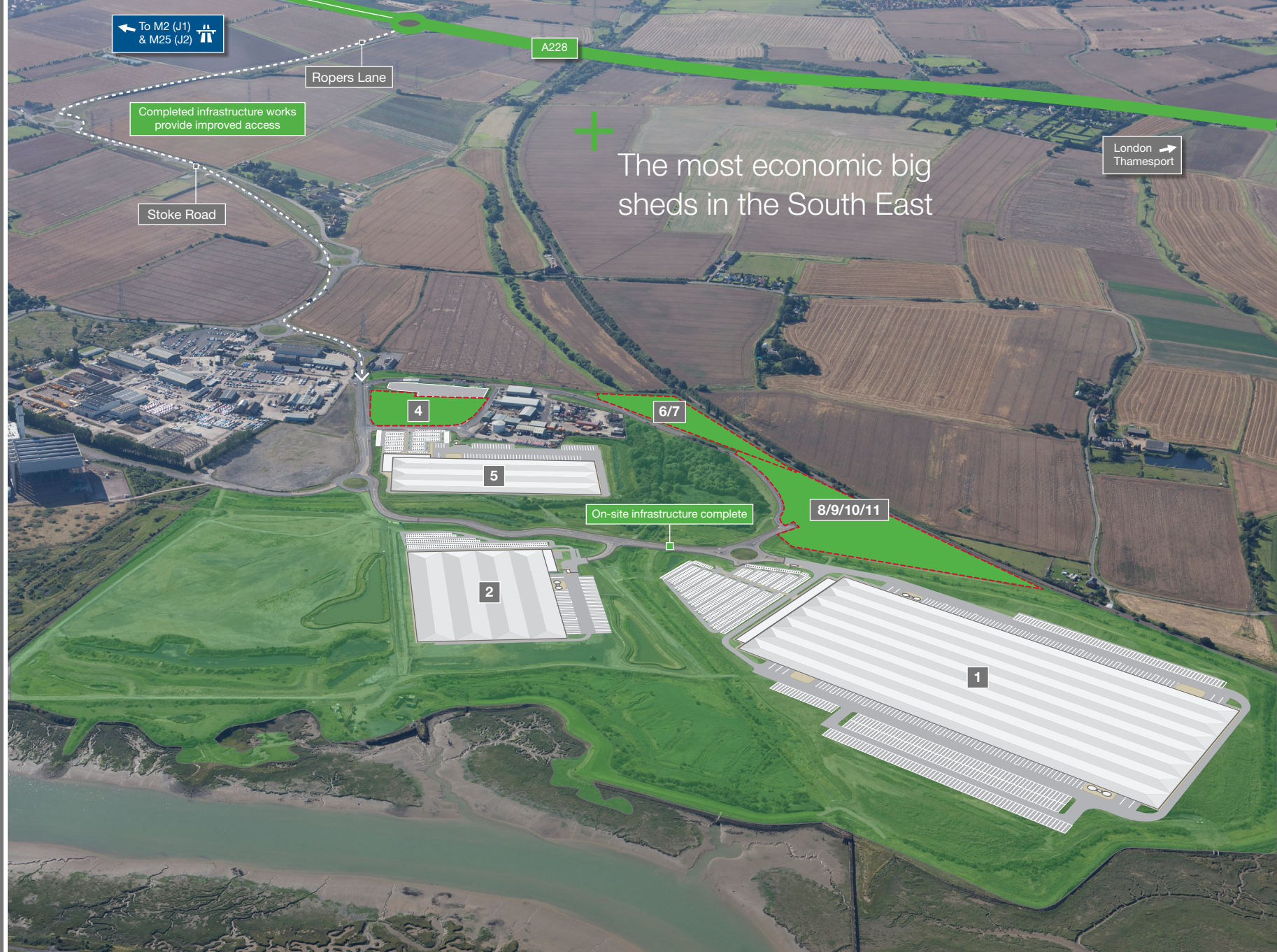
+ Readily available and skilled labour force

+ B1 / B2 / B8 planning consent

+ 10MVA electricity supply

+ Completed infrastructure works provide improved access from the A228

+ Established developer with unrivalled track record



+ The most economic big sheds in the South East

# unrivalled flexibility+

## Big Sheds or Freehold Land = Flexibility to meet customers' needs

A new commercial park that will  
provide over 2 million sq ft of  
potential accommodation

**Plot 1** 1,200,000 sq ft 61.6 acres  
B1 / B2 / B8  
industrial / warehouse / distribution

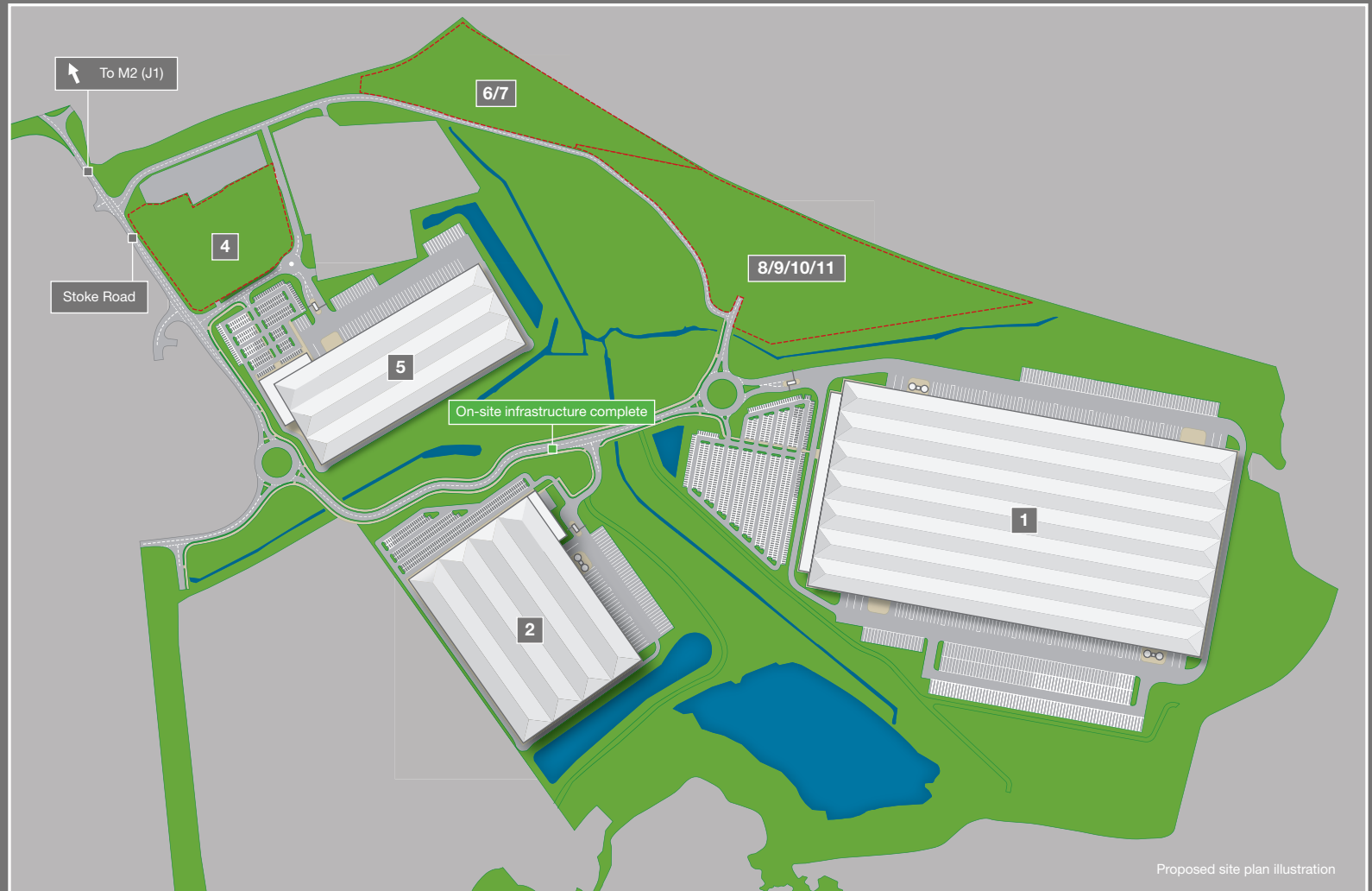
**Plot 2** 400,000 sq ft 21 acres  
B1 / B2 / B8  
industrial / warehouse / distribution

**Plot 5** 320,000 sq ft 14.2 acres  
B1 / B2 / B8  
industrial / warehouse / distribution

**Plot 4** 80,000 sq ft 4.1 acres  
B1 / B2 / B8  
industrial / warehouse / distribution

**Plot 8/9/10/11** 8.8 acres  
B1 / B2 / B8  
industrial / warehouse / distribution

**Plot 6/7** 3.5 acres  
B1 / B2 / B8  
industrial / warehouse / distribution



Proposed site plan illustration

The only site within the South East with an outline consent to accommodate a single distribution facility of 1.2 million sq ft



# unrivalled features +

## Specification

Goodman will construct quality bespoke buildings to meet customers' needs.

Medway Council, a Unitary Authority, are keen to attract investment. This enthusiasm, when coupled with the micro characteristics of the plots and the locality, provides a unique opportunity to create units flexible in use and design and of considerable size and scale.

## Sustainability

Goodman is committed to creating sustainable developments which balance environmental impacts with social and economic benefits.

The performance of all new Goodman UK buildings substantially exceeds building regulation requirements, not only delivering an environmental benefit but also delivering substantial energy cost savings over the life of the building.

In order to benchmark the environmental performance of our buildings, we assess all new UK buildings against the BRE Environmental Assessment Method (BREEAM). All new buildings will achieve a BREEAM rating of "Very Good" as a minimum. We implement the requirements of the Energy Performance of Buildings Directive and assess the operational energy performance of all new buildings. All new Goodman buildings achieve a minimum rating of "B".

## Goodman

Goodman is an integrated property group that owns, develops and manages industrial property and business space globally.

We invest in industrial estates, warehouse and distribution centres and office and business parks.

We have many years experience creating functional, effective logistics facilities and have developed over 10 million sq ft of industrial space in the UK and Europe.

In the UK Goodman has invested over £75 million in infrastructure works across it's UK land bank, which now provides over 800 acres, capable of delivering 14 million sq ft (1.3 million sq metres) of bespoke development across the country.

[www.goodman.com/uklogistics](http://www.goodman.com/uklogistics)





# unrivalled benefits +

## Opportunity

An employment site of 115 acres (46.53 hectares) with planning consent to accommodate approximately 2.05 million sq ft (190,451 sq m) of B1, B2 and B8 floorspace. Design and build opportunities are available.

## Infrastructure

Infrastructure works have been carried out to improve access to the site from the A228. The improvements include the installation of three new roundabouts and on-site roads to create plots ready for development. These works are now completed. Further information and plans can be viewed at [www.kingsnorthcommercialpark.com](http://www.kingsnorthcommercialpark.com)

## Timing

Ready to go with infrastructure services and planning. Individual units within the consented development have a construction programme of approximately 6-9 months.

## Grants

For further information on grants and funding, please contact Locate in Kent:

**Chris Broom**  
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+44 (0)1732 520 727

## Human Resources

Medway is the largest urban area in the South East outside of London, with a population of 265,000. The site is only 5 miles from Strood and Medway tunnel.

Medway is a strong source of distribution employment, with close to 25% of the employee jobs assigned to that sector. Medway has a highly skilled labour pool on which to draw.

Medway has a healthy level of economic activity among it's workforce, unemployment is at 8.9%, which is above the national average figure and substantially above the current south east level enabling a readily available pool of labour for prospective employers to draw upon.

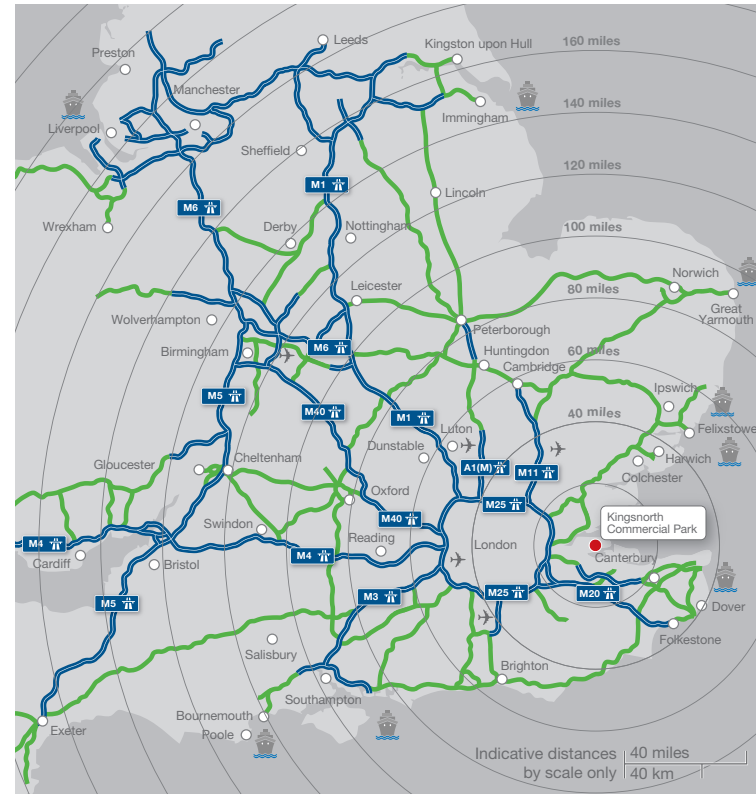
11,600 people are classified as "want a job".

*Source: NOMIS (March 2012)*



# unrivalled location+

SAT NAV: ME3 9ND



Kingsnorth is situated on the south side of the Hoo Peninsula in Medway approximately 6 miles from the M2.

The site benefits from fast and convenient access to the M2 motorway at Junction 1 via the dualed A228 and A289. Junction 2 of the M25 is 17 miles to the west 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.

## Distances from Kingsnorth Commercial Park

+ M2 (J1)	6 miles	9.5 km
+ M2 (J2)	6 miles	9.5 km
+ London Thamesport	7.5 miles	12km
+ M20 (J4)	12 miles	19 km
+ M25 (J2)	17 miles	27 km
+ Central London	36 miles	58 km
+ Folkestone	50 miles	80 km
+ Dover	56 miles	90 km
+ Southampton	119 miles	191 km
+ London City Airport	34 miles	55 km
+ Gatwick Airport	49 miles	79 km
+ Heathrow Airport	73 miles	117 km

Source: AA Route Planner

Key Statistics	Medway	South East	GB
Economically active	76.9%	79.4%	76.5%
Jobs Density*	0.58	0.80	0.77
Claimant Count	8.9%	5.9%	8.1%

\*Ratio of total jobs to working age population

Employment and Occupation	Medway	South East	GB
Associate Professional and Technical	13.1%	15.3%	14.0%
Administrative	12.2%	11.7%	11.1%
Skilled Trades	11.9%	9.9%	10.8%
Plant and Machine Operatives	10.5%	4.6%	6.4%
Elementary Occupations	12.6%	10.5%	10.9%

Source: NOMIS (March 2012)

# Kingsnorth Commercial Park

Medway, Kent

## Directions

+ From Junction 1 of the M2 follow the A289 towards Grain joining the A228 and continuing until turning right at the roundabout signposted for Kingsnorth Power Station.

+ Follow this road and you will arrive at Kingsnorth Commercial Park.

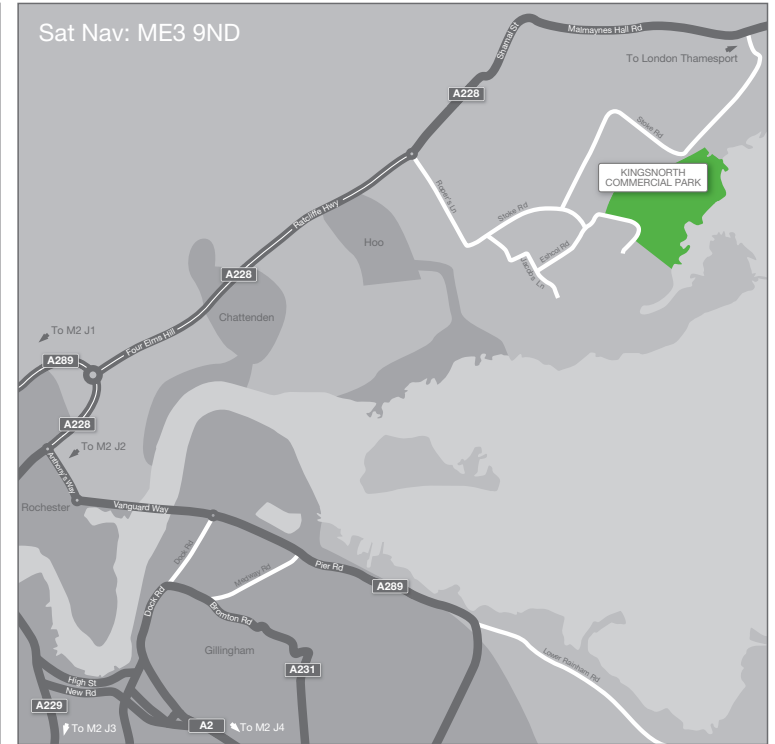
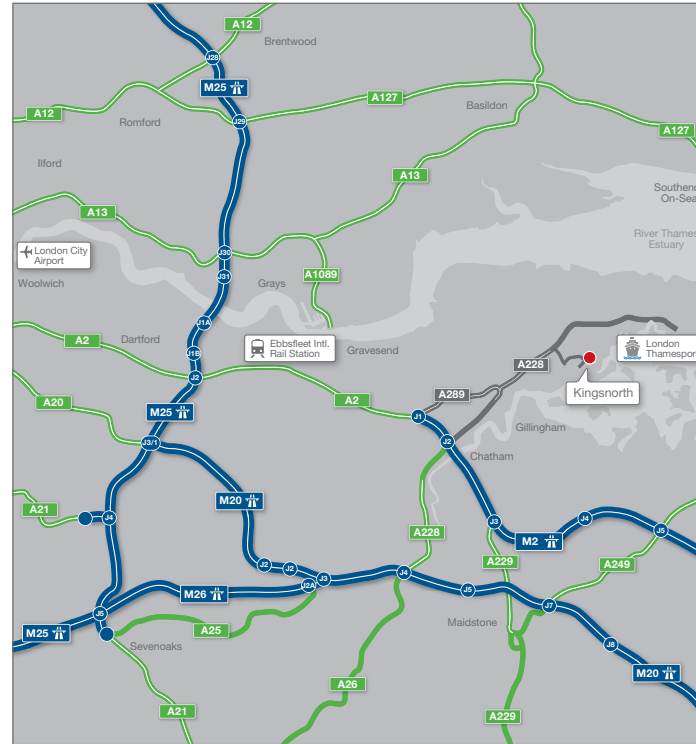
**Sat Nav: ME3 9ND**

## Terms

Leasehold or freehold opportunities are available.

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These particulars are believed to be correct at publication date (November 2012), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



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Goodman UK Logistics

800 acres+

available land bank at prime distribution locations

14 million sq ft+

capacity for delivering bespoke developments across the UK

ready to go

£75 million invested in site infrastructure works

0121 506 8100

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www.kingsnorthcommercialpark.com

