



London Medway Commercial Park

Medway, Kent

Serviced plots totalling 112 acres to
accommodate 2 million sq ft of industrial /
distribution / warehouse space in multiple units

UNIT 5, 266,570 sq ft
under construction
and available to let



Detailed planning consent for a single unit of 1.225 million sq ft

Strategic location with direct access to Junction 1 of the M2

17 miles to Junction 2 of the M25 via fast dual carriageway access

7.5 miles to London Thamesport for Rail and Port uses

Readily available and skilled labour force

B1 / B2 / B8 planning consent

Existing 10MVA electricity supply with the ability to increase

Completed infrastructure works provide improved access from the A228

Established developer with unrivalled track record

Leasehold and freehold, design and build



Plot 1	1,225,000	61.6
Plot 2	450,000	21.2
Plot 5	266,570	14.2
Plot 8	95,000	5.8
Plot 4	90,000	4.1
Plot 6/7	-	4.8

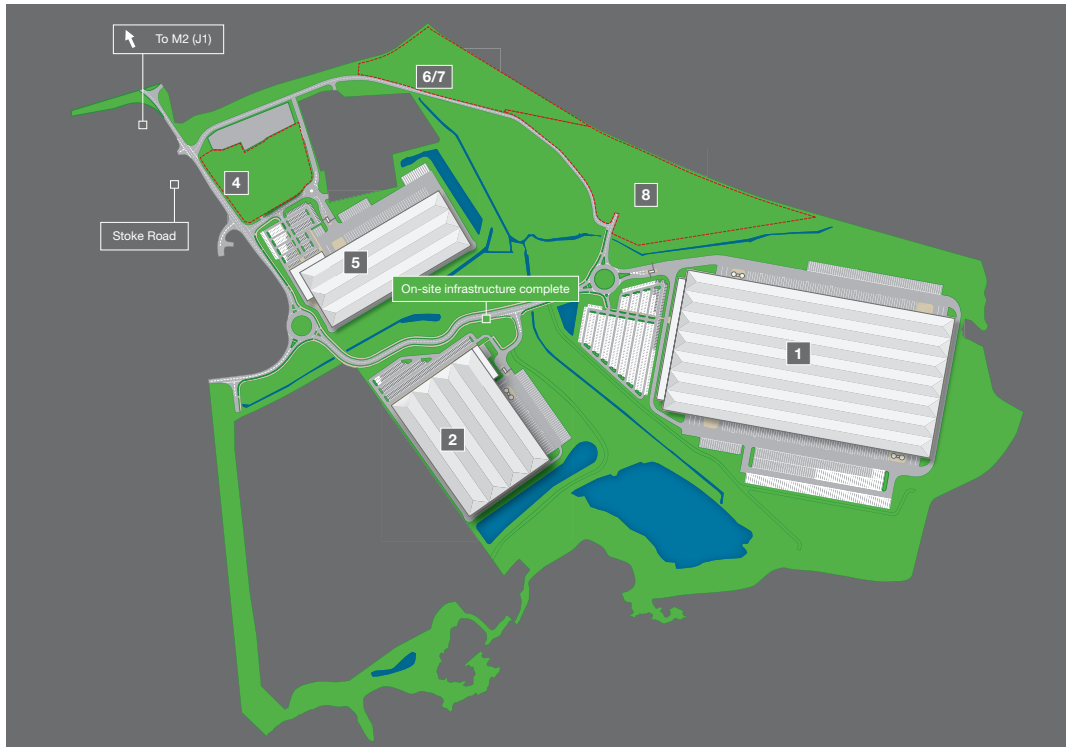
The most economic big sheds in the South East

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

- + Flexible design and use
- + 25,000 sq ft to 1,225,000 sq ft
- + Small, medium and large units
- + Leasehold or freehold
- + Buildings or land



unrivalled benefits+

Opportunity

A commercial park with 112 acres (45.3 hectares) of service land with planning consent to accommodate approximately 2 million sq ft (190,451 sq m) of B1, B2 and B8 floorspace. Design and build opportunities and land sales are available.

A new 266,570 sq ft industrial/logistics facility is being developed in partnership with the Anglesea Logistics Fund available for occupation Q1 2016.

Infrastructure

Park infrastructure is complete. New road links to the A228 dual carriageway. Park roads, services (gas, water, electricity, drainage) and level plateaued plots ready for development.

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 or Medway Council:

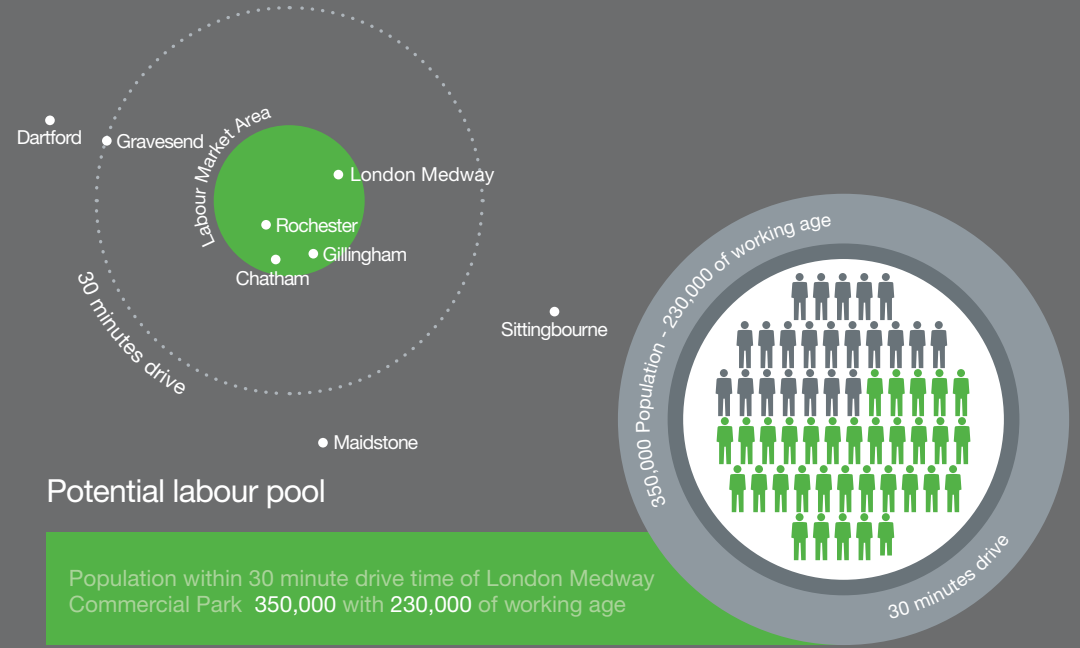
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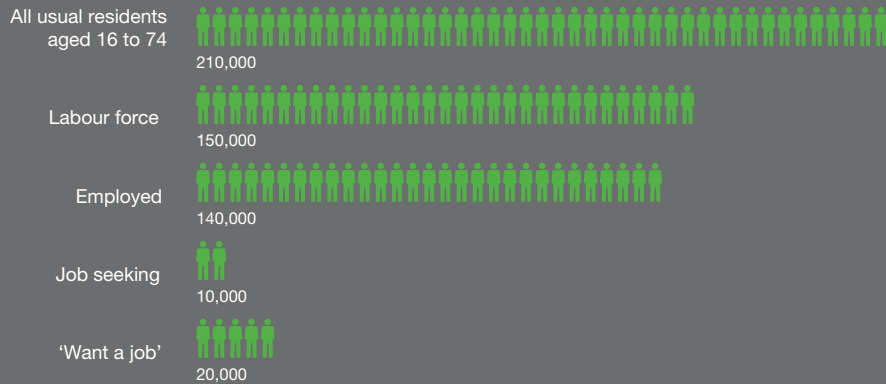
Further information and plans can be viewed
at londonmedwaycp.com

unrivalled labour force+

Competitive gross weekly earnings



London Medway labour market



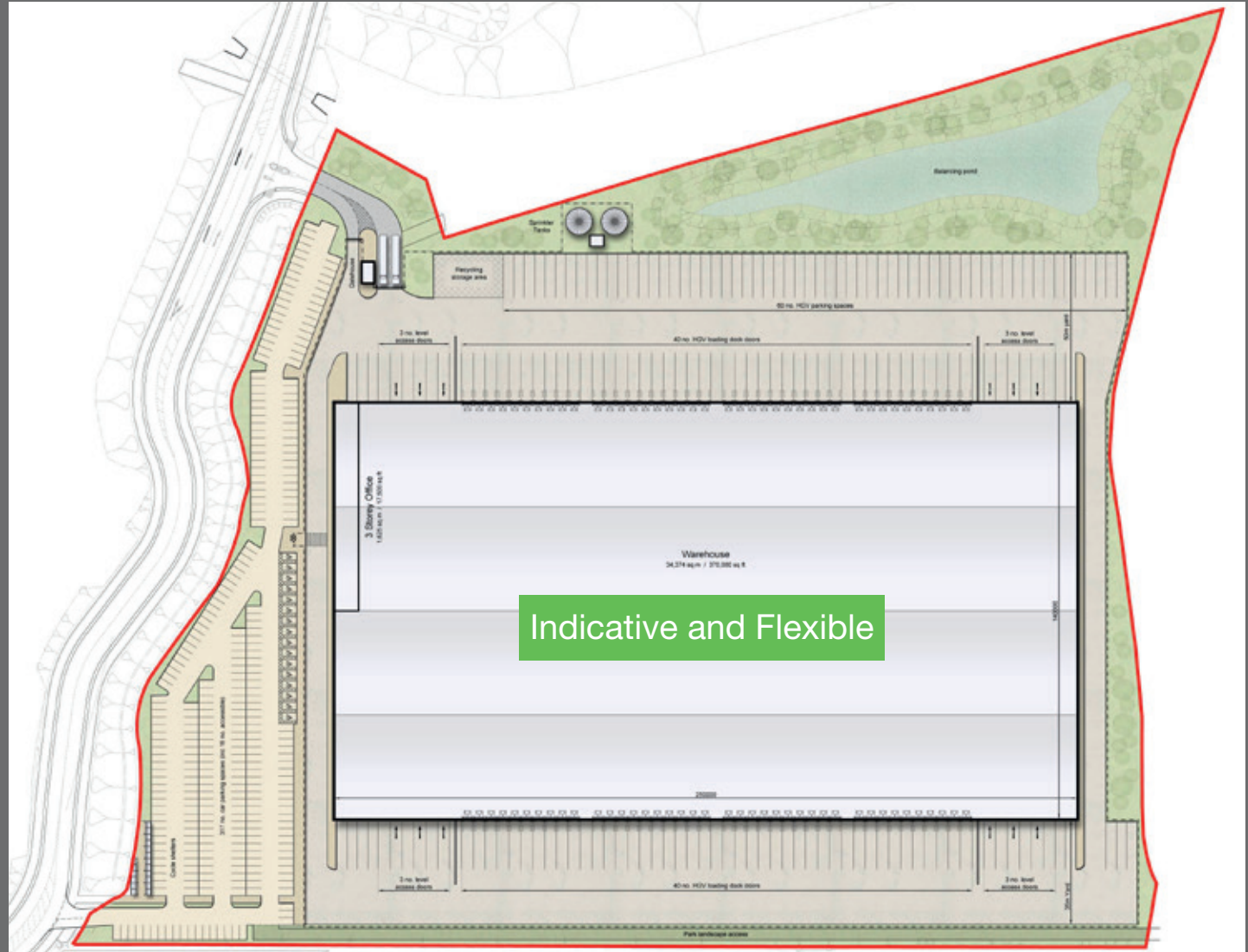
Workforce skills



Plot 2+

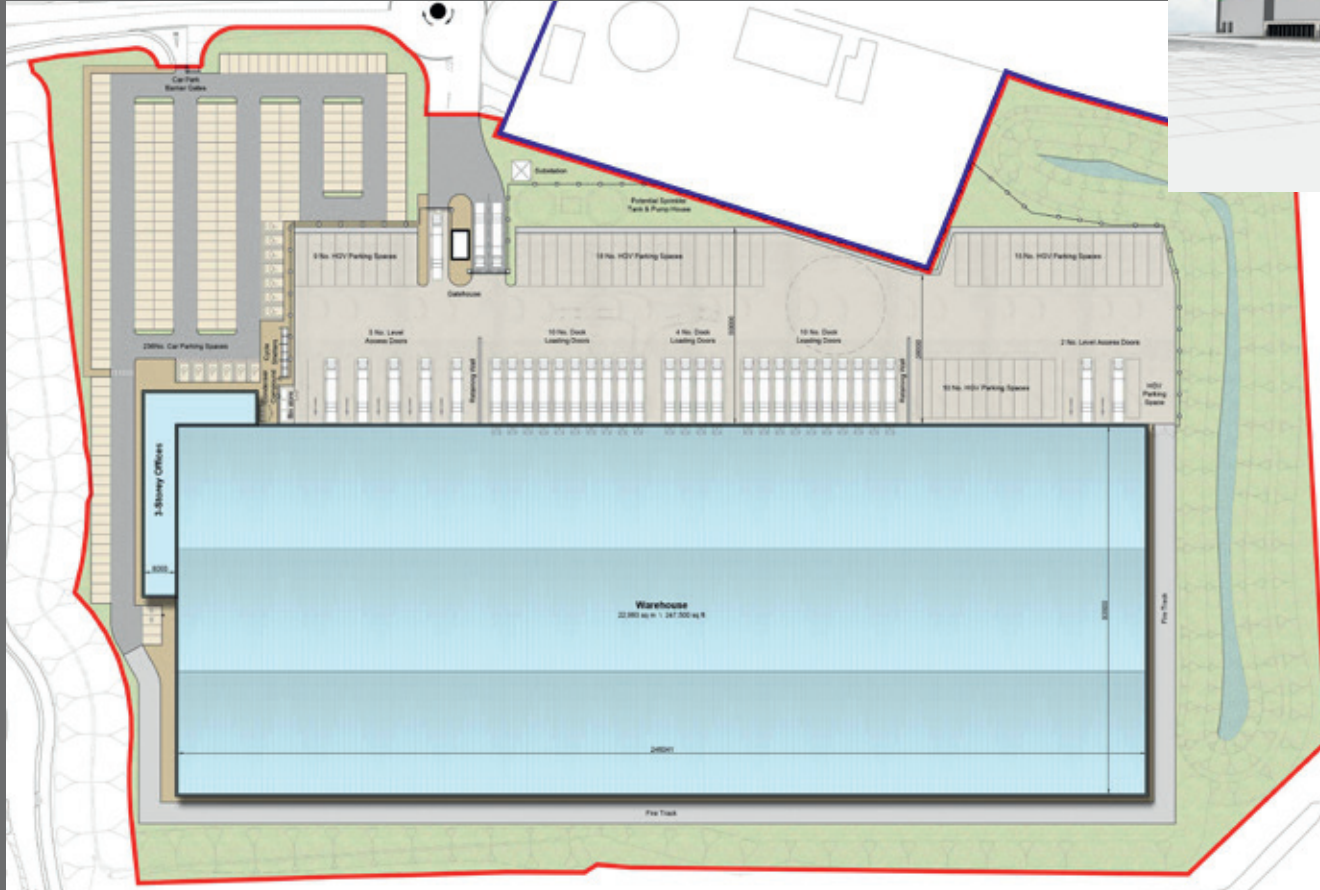
21.2 acres up to
450,000 sq ft

Other layout
options available



Plot 5+

A speculative building of 266,570 sq ft



London Medway Commercial Park

Medway, Kent (M25 J2)

London Medway Commercial Park is situated in Medway approximately 6 miles from the M2.

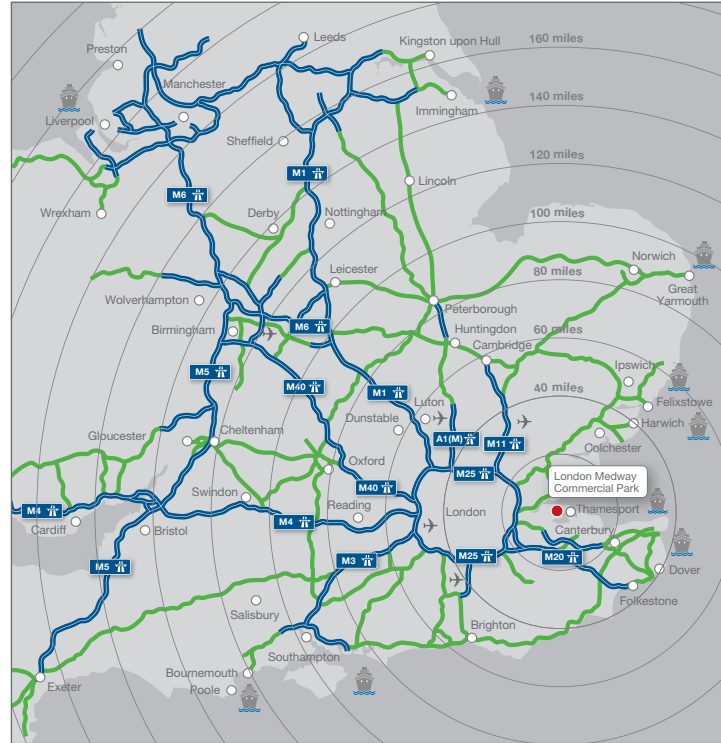
The site benefits from fast and convenient access to the M2 motorway at Junction 1 via the dualled A228 and A289. Junction 2 of the M25 is 17 miles to the west providing access to London and the national motorway network.

To the south the Channel Tunnel is within 50 miles and the Port of Dover is within 56 miles.

Distances from London Medway Commercial Park

+ 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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800 acres+

available land bank at prime distribution locations

16.5 million sq ft+

capacity for delivering bespoke developments across the UK

good to go+

£130 million invested in site infrastructure works and planning consents

competitive+

our global scale allows us to offer unrivalled terms

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