



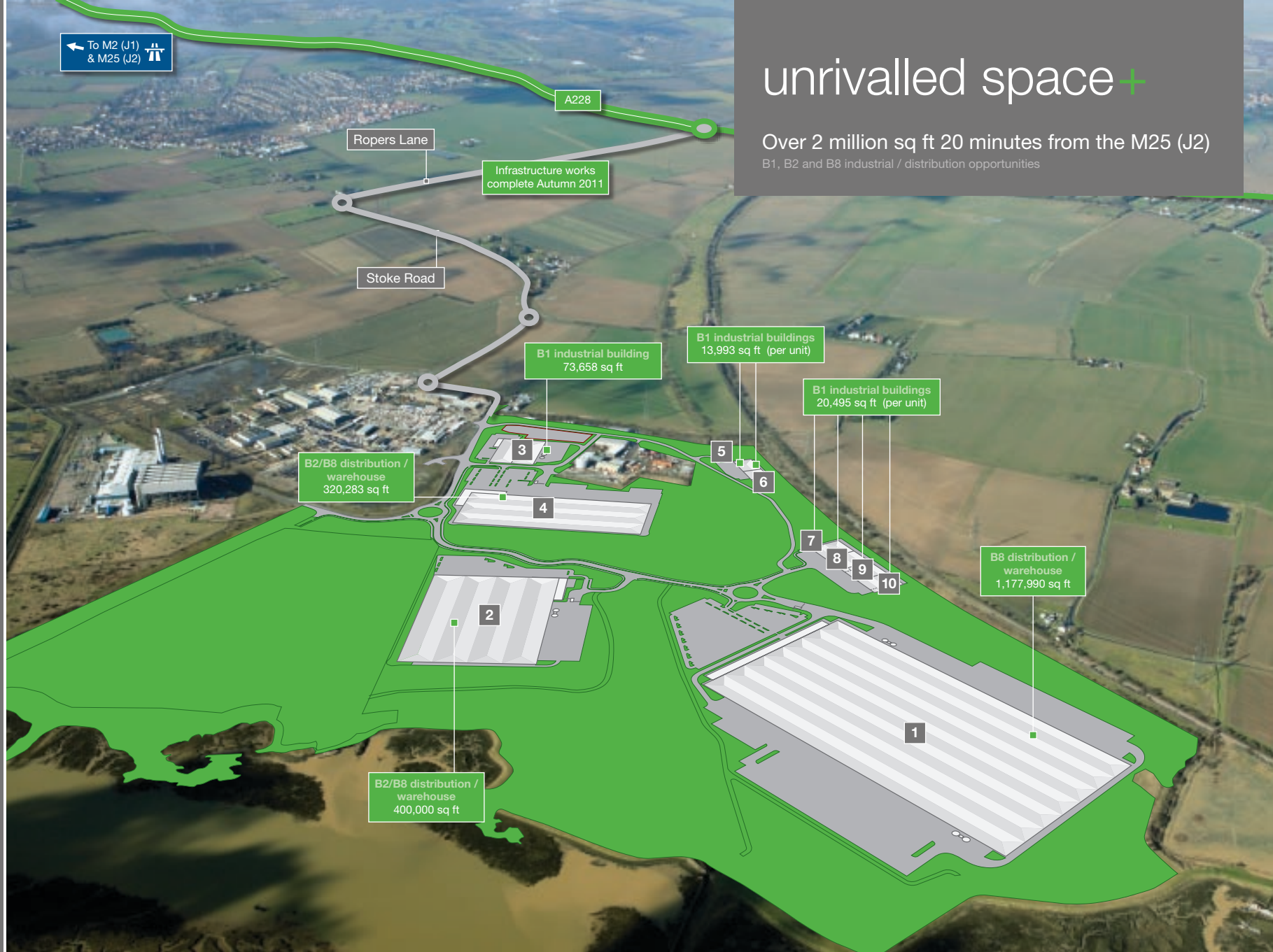
unrivalled space+

Kingsnorth Commercial Park

Medway, Kent

Prime site of 115 acres with the ability to accommodate over 2 million sq ft of industrial / distribution space

- + Ability to offer a single unit of 1.2m 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
- + Located within a Grant for Business Investment (GBI) Tier 3 Assisted Area
- + Units will feature the latest in eco initiatives delivering cost savings to occupiers
- + Infrastructure works are being carried out to improve access from the A228



unrivalled space+

Over 2 million sq ft 20 minutes from the M25 (J2)

B1, B2 and B8 industrial / distribution opportunities

← To M2 (J1) & M25 (J2)

A228

Ropers Lane

Infrastructure works complete Autumn 2011

Stoke Road

B1 industrial building
73,658 sq ft

B1 industrial buildings
13,993 sq ft (per unit)

B1 industrial buildings
20,495 sq ft (per unit)

B2/B8 distribution / warehouse
320,283 sq ft

B8 distribution / warehouse
1,177,990 sq ft

B2/B8 distribution / warehouse
400,000 sq ft

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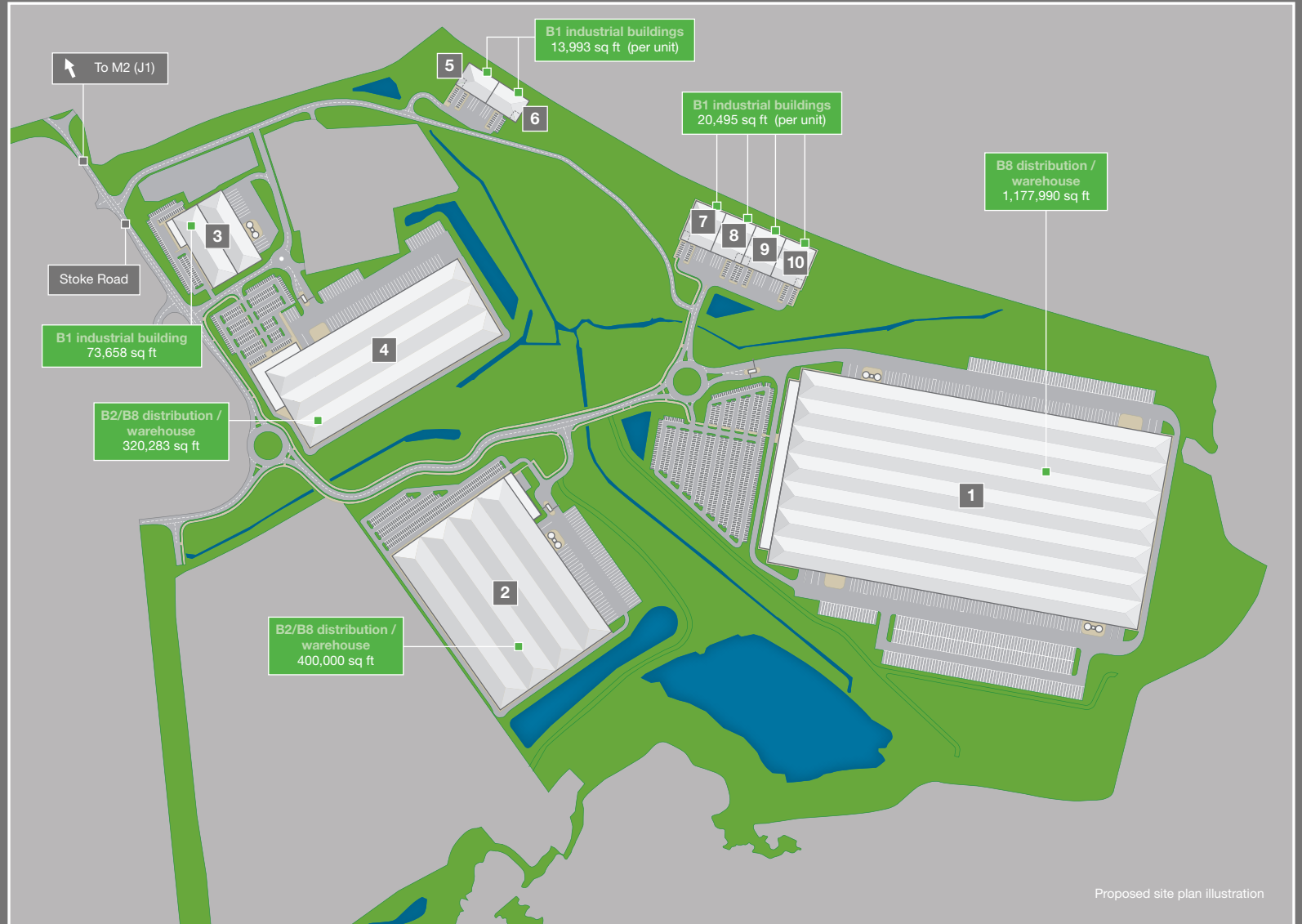
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1

flexibility+

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

Unit 1 1,177,990 sq ft (109,438 sq m)	Unit 6 13,993 sq ft (1,300 sq m)
Unit 2 400,000 sq ft (37,161 sq m)	Unit 7 20,495 sq ft (1,904 sq m)
Unit 3 73,658 sq ft (6,843 sq m)	Unit 8 20,495 sq ft (1,904 sq m)
Unit 4 320,283 sq ft (29,755 sq m)	Unit 9 20,495 sq ft (1,904 sq m)
Unit 5 13,993 sq ft (1,300 sq m)	Unit 10 20,495 sq ft (1,904 sq m)



The only site within the south east with detailed consent for a single distribution facility of 1.2 million sq ft



unrivalled features +

specification +

indicative of unit 1

- + Clear internal height of 15m to haunch
- + Floor loading will be 50kN/m²
- + Two storey integral offices of 7,245 sq ft
- + 128 dock levellers
- + 13 level access doors
- + 456 lorry parking spaces
- + 745 car parking spaces

For the indicative specification of the other units please contact the marketing agents.

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".

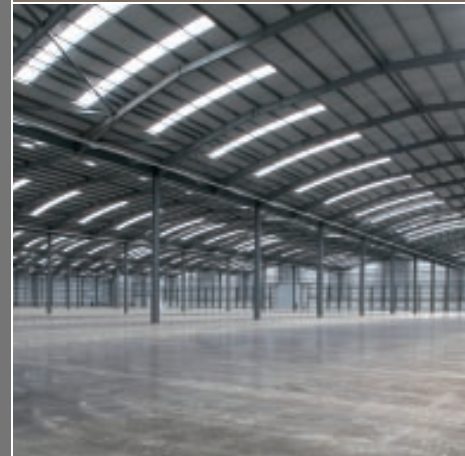
goodman +

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.

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 are being carried out to improve access to the site from the A228. The improvements include the installation of three new roundabouts and onsite roads to create plots ready for development. These works are due to be completed by Autumn 2011. Further information and plans can be viewed at www.kingsnorthcommercialpark.com

timing +

Individual units within the consented development have a construction programme of approximately 6-9 months. Construction of buildings will be able to commence prior to the completion of infrastructure, for completion by Autumn 2011. A detailed programme can be provided on request.

grants +

Kingsnorth is located within a Grant for Business Investment (GBI) Tier 3 Assisted Area. Businesses may be eligible for up to 20% grant aid on eligible capital expenditure. For further information on grants and funding, please contact Locate in Kent:

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human resources +

Medway is a strong source of distribution employment with close to 25% of the employee jobs assigned to that sector. Medway also has a highly skilled labour pool on which to draw. 80% of the working age population are economically active which is on a par with the south east but is above the national level.

While Medway has a healthy level of economic activity among its workforce, claimant count is at 4.6% which is above the national figure and substantially above the current south east level meaning there is a readily available pool of labour for prospective employers to draw upon.

Source: NOMIS (Jan 2010)

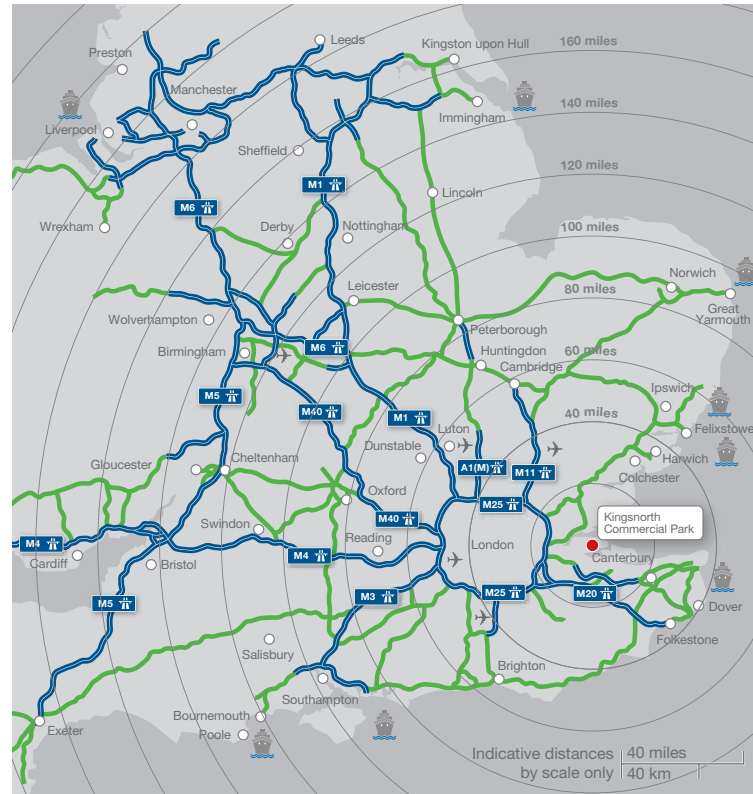
Location+

Key Statistics	Medway	South East	GB
Economically active	79.7%	82.5%	78.9%
Jobs Density*	0.65	0.86	0.83
Claimant Count	4.6%	3.0%	4.1%

*Ratio of total jobs to working age population

Employment and Occupation	Medway	South East	GB
Associate Professional and Technical	15.2%	15.5%	14.6%
Administrative	12.1%	11.6%	11.4%
Skilled Trades	12.0%	9.8%	10.7%
Plant and Machine Operatives	6.0%	5.2%	7.0%
Elementary Occupations	12.4%	10.5%	11.3%

Source: NOMIS (Jan 2010)



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

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 Kingsnorth Commercial Park

+ M2 (J1)	6 miles	9.5 km
+ M2 (J2)	6 miles	9.5 km
+ 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

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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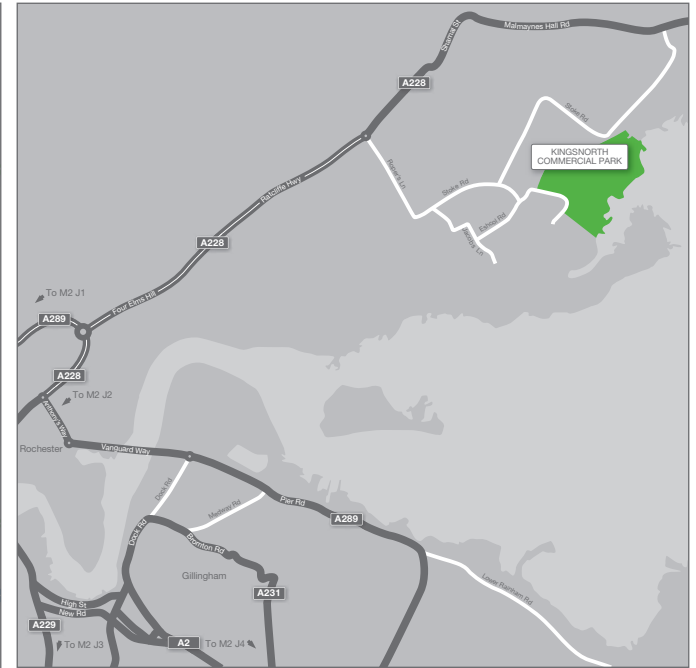
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These particulars are believed to be correct at publication date (May 2010), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



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www.goodman.com

www.kingsnorthcommercialpark.com