

ROCHESTER **M2** CITY LINK

ANTHONY'S WAY | MEDWAY CITY ESTATE | ROCHESTER | KENT ME2 4DW



UNDER OFFER
NATIONAL TRADE OPERATOR

INDUSTRIAL WAREHOUSE UNITS

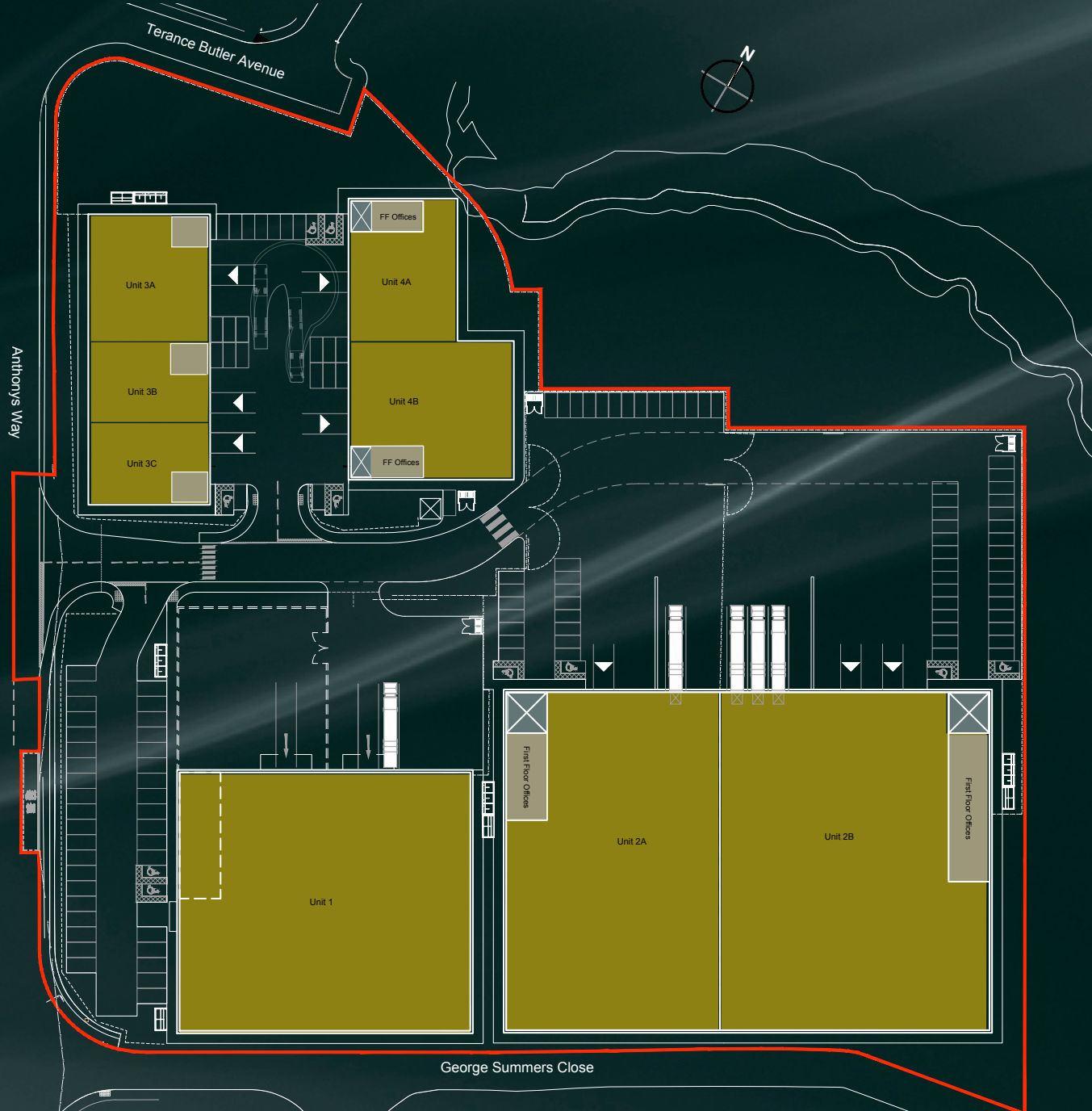


TRADE UP...

UNITS FROM 3,740 SQ FT - 72,420 SQ FT

M2CityLink offers brand new flexible, high spec, energy efficient industrial and trade counter space in a prime location fronting the very well established Medway City Estate, just minutes from the M2 and the proposed Lower Thames Crossing, with exceptional links across the south east and London, via the M25 and M20.

M2CityLink is the premier location for business in the Medway area, offering a range of units from 3,740 sq ft - 72,420 sq ft.



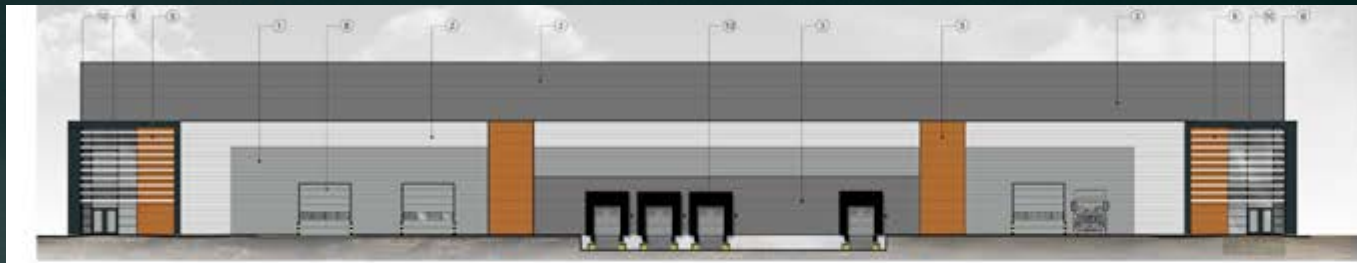
UNIT	SQ FT	SQ M	EAVES
1 UNDER OFFER	30,000	2,787	8m
2A	31,800	2,954	10m
2B	40,620	3,773	10m
3A	5,945	552	6.5m
3B	3,740	347	6.5m
3C	3,740	347	6.5m
4A	6,880	639	6.5m
4B	9,700	901	6.5m

NB Units could be combined

NEW STANDARDS...

M2CityLink incorporates a high quality design and specification, energy efficient buildings, generous, level external space, car and cycle parking, and with the trade counter units in the most visible position on the development.





THE OPPORTUNITY...

M2CityLink provides space to a standard not previously available at Medway City Estate, highly visible and designed with occupiers' requirements in mind, available on new FRI leasehold terms. Units can be combined to offer a variety of sizes. 30,000 sq ft is under offer to a national trade operator.

Occupation summer 2020

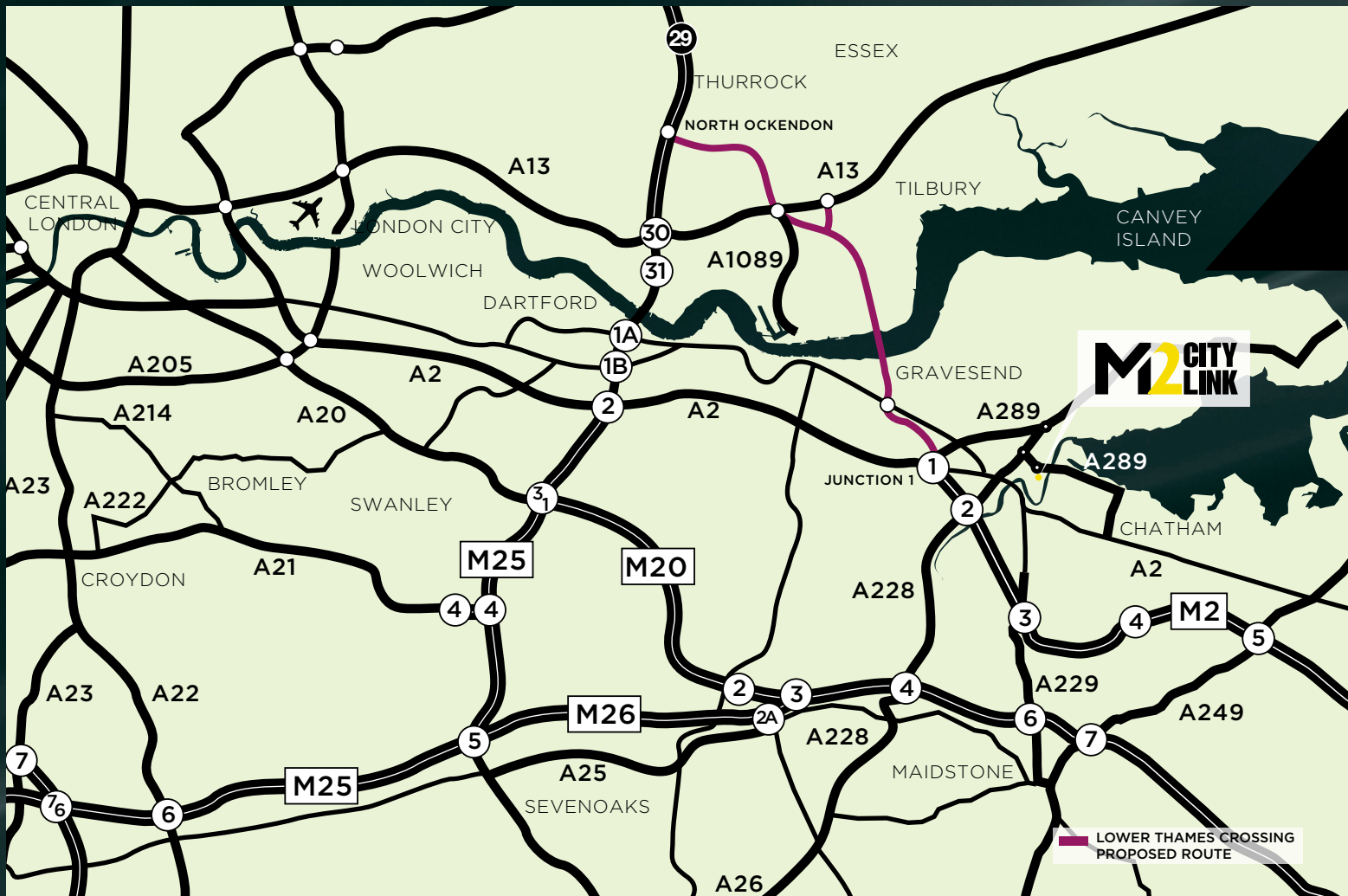


THE LOCATION...

M2CityLink lies at the entrance of Medway City Estate on the A289, minutes from the M2/A2 and adjacent to the Medway Tunnel with fast access to Gillingham, Chatham, Gravesend, London and beyond.

The M25 is less than 15 minutes drive, linking with the Dartford Crossing, the proposed Lower Thames Crossing will be around 10 minutes drive and the Port of Dover is under an hour. Rochester is served by the HS1 service, with trains to London St Pancras International taking just 37 minutes.

Medway has a resident population of over 250,000 with ambitious growth plans, increasing this by over 20% by 2035.



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www.m2citylink.co.uk

TRAVEL...

DESTINATION	MINS DRIVE
M2	5
M25	13
M20	13
Gillingham	10
Dover	47
Dartford	20
Channel Tunnel	40
Lower Thames Crossing	10

A CLOSER LOOK...

With over 2 million sq ft of space at Medway City Estate, with existing trade companies including Screwfix, Howdens and Wolesley, this is a high-profile location and M2CityLink can provide you with a whole new opportunity.

To view or for further information, visit us at www.m2citylink.co.uk to download plans and specifications, or contact any of the retained agents.

Occupation Summer 2020



www.L3P.co.uk



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