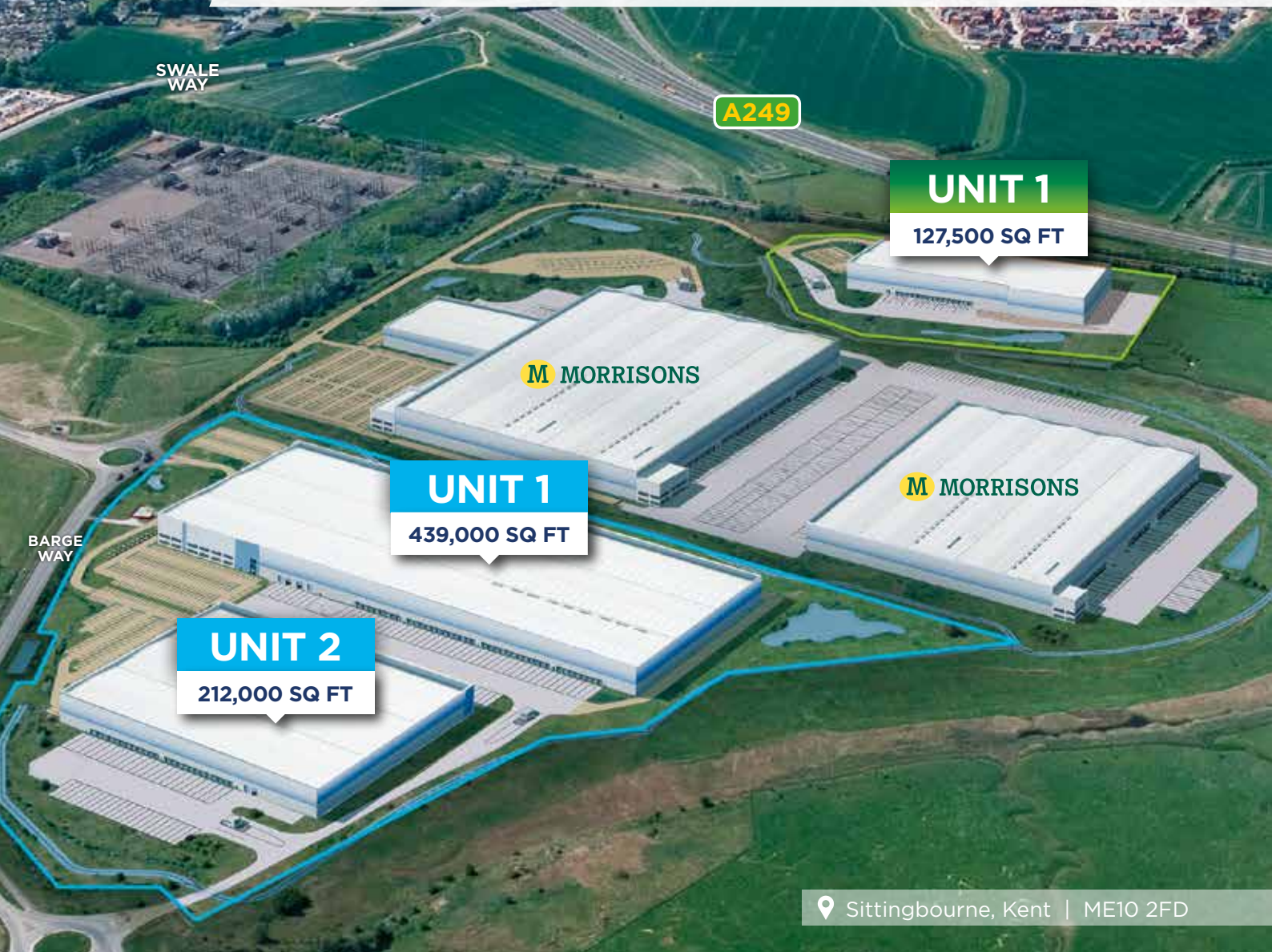


Built to Suit
distribution warehouse
opportunities from

127,500 - 540,000 SQ
FT



SWALE
WAY

A249

UNIT 1

127,500 SQ FT

M MORRISONS

UNIT 1

439,000 SQ FT

M MORRISONS

UNIT 2

212,000 SQ FT

BARGE
WAY

📍 Sittingbourne, Kent | ME10 2FD

KENT
DISTRIBUTION CENTRE

KENT

DISTRIBUTION CENTRE



STRATEGIC LOCATION

Kent Distribution Centre occupies a strategic position in the South East with close proximity to major trunk routes, rail and port facilities. The development is situated 4 miles to the north of Junction 5 of the M2 with dual carriageway access direct to the motorway.



M2 - J5	>	4 miles
M20 - J7	>	11 miles
M25/A20	>	28 miles
M25/M26	>	30 miles
London	>	43 miles
Sheerness	>	8 miles
Folkestone	>	33 miles
Dover	>	34 miles
Tilbury	>	40 miles
Southampton	>	117 miles



Build-to-suit distribution facilities with a range of size options from 127,500 - 540,000 sq ft

LABOUR STATISTICS




LABOUR MARKET EARNINGS, WEEKLY PAY, GROSS (£), 2017

Labour Profile

Median weekly earnings
(this is across all sectors)

£	£497.00	Swale
	£517.50	Kent
	£540.20	GB

Unemployment rate

	6.0%	Swale
	5.2%	Kent
	4.8%	GB

9.4% **%** Percentage of workforce in Transport/Storage service

Swale

5.3%

Kent

4.7%

GB

Source: Nomisweb, June 2017



M MORRISONS

Kent Distribution Centre occupies a strategic location close to major trunk routes, rail and port facilities with access to London, as well as the major south east and national markets.

“Several sites were considered. Sittingbourne was preferred both in terms of the location itself, the labour force and the access to the site.”

Jerome Saint Marc - Logistics Development Manager



KENT

DISTRIBUTION CENTRE

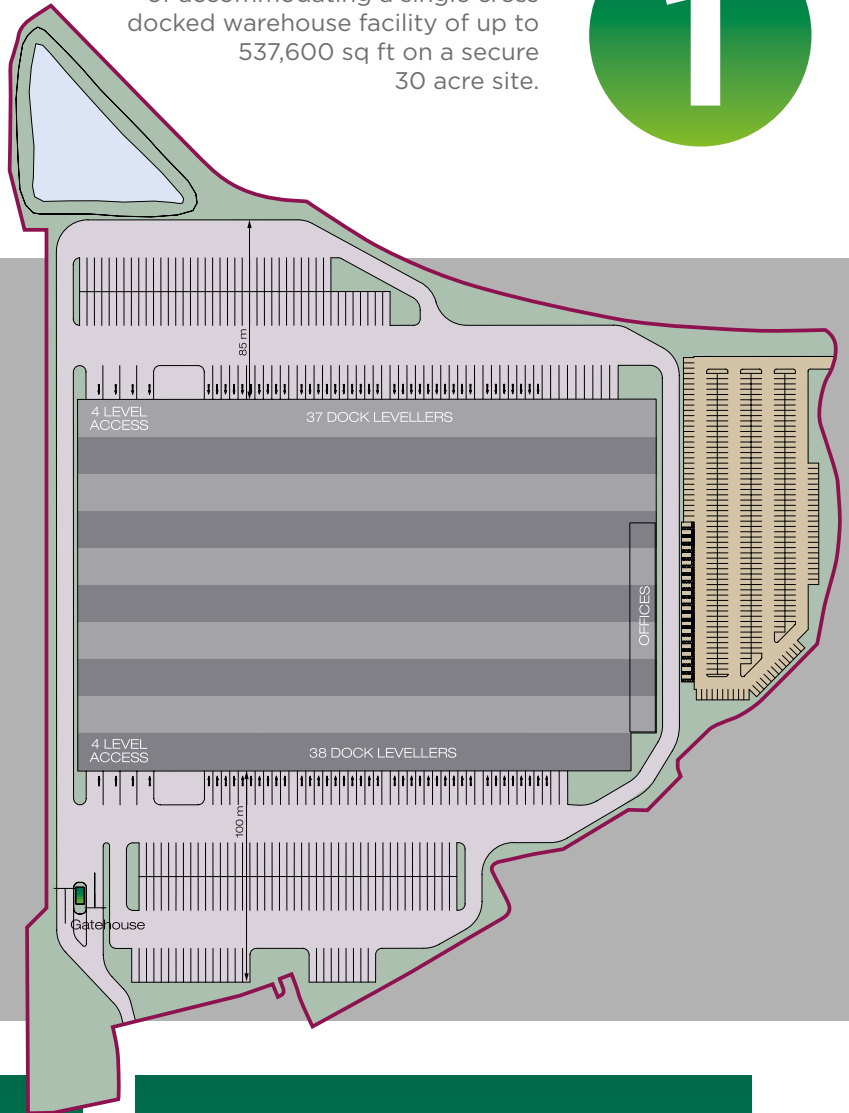
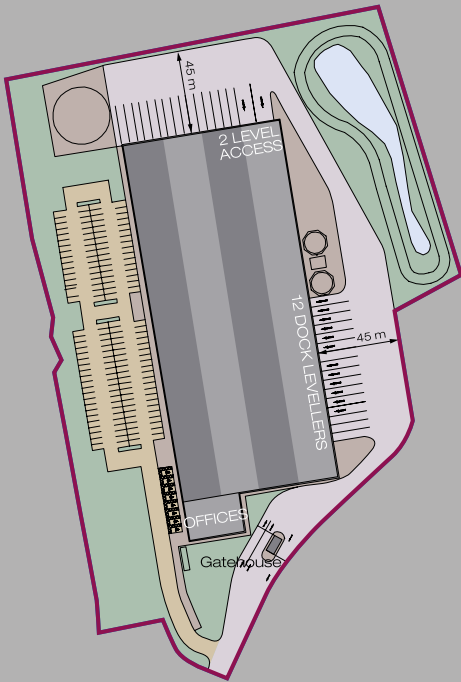


Overall Site Layout

SITE LAYOUT OPTION



The eastern plot is capable of accommodating a single cross docked warehouse facility of up to 537,600 sq ft on a secure 30 acre site.



UNIT 1

127,500 sq ft

WAREHOUSE	118,500 sq ft (11,000 sq m)
OFFICES (2 STOREY)	9,000 sq ft (800 sq m)
TOTAL	127,500 sq ft (11,800 sq m)
SITE AREA	9.52 ACRES (3.85Ha)

- 12 dock leveller doors
- 2 level access doors
- 160 car parking spaces
- 30 HGV/trailer spaces
- 12m haunch height
- 50kN/m² floor loading
- 35 metre yard

UNIT 2

537,600 sq ft

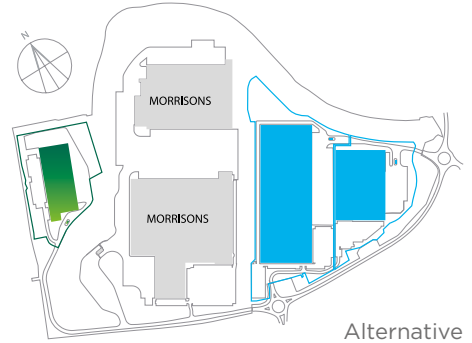
WAREHOUSE	512,000 sq ft (47,500 sq m)
OFFICES (2 STOREY)	25,600 sq ft (2,400 sq m)
TOTAL	537,600 sq ft (49,900 sq m)
SITE AREA	29.27 ACRES (11.84Ha)

- 75 dock leveller doors
- 8 level access doors
- 416 car parking spaces
- 199 HGV/trailer spaces
- 15m haunch height
- 50kN/m² floor loading
- 85 & 100 metre yards

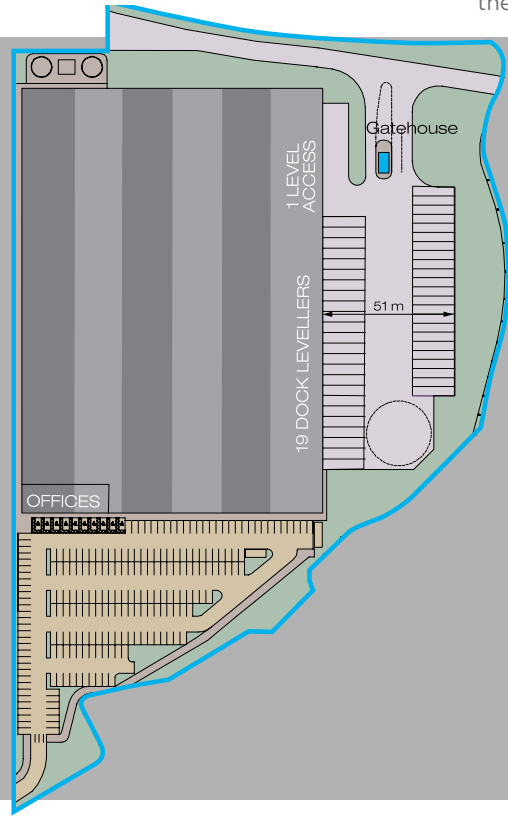
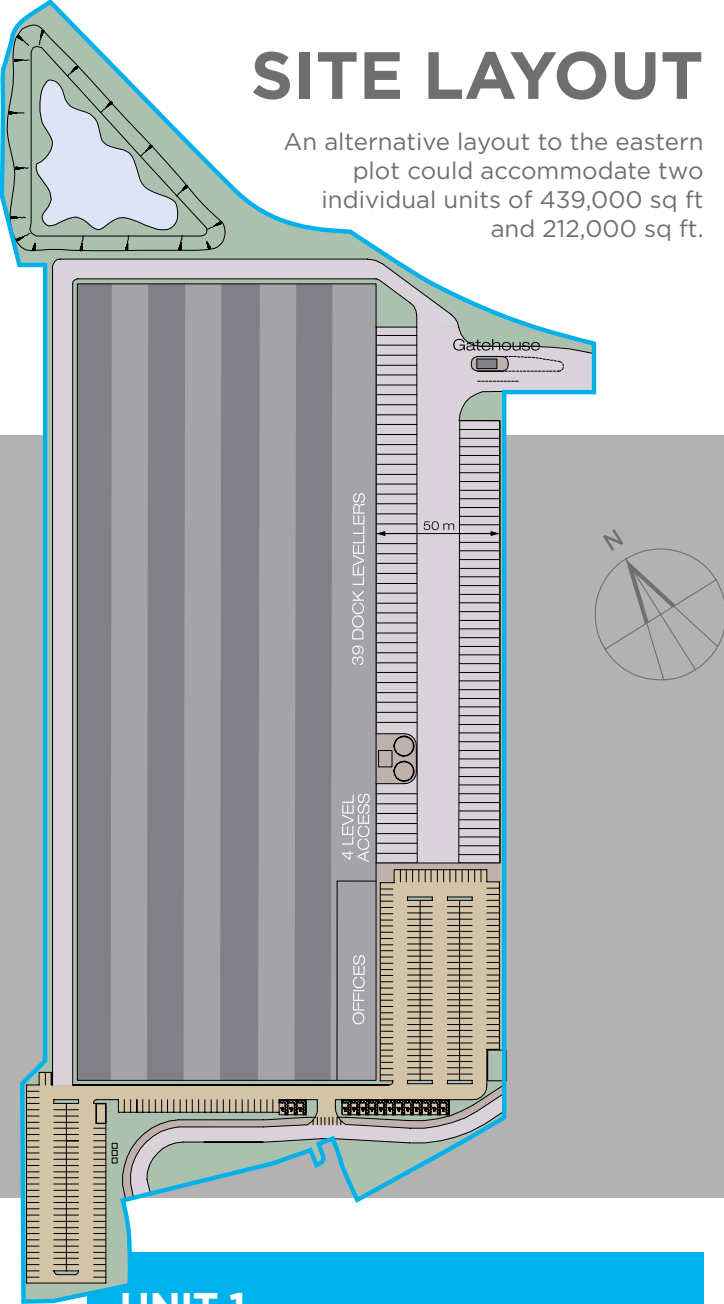
SITE LAYOUT OPTION

An alternative layout to the eastern plot could accommodate two individual units of 439,000 sq ft and 212,000 sq ft.

2



Alternative layout options for the eastern plot



UNIT 1

439,000 sq ft

WAREHOUSE	410,900 sq ft (38,200 sq m)
OFFICES (2 STOREY)	28,100 sq ft (2,600 sq m)
TOTAL	439,000 sq ft (40,800 sq m)
SITE AREA	19.05 ACRES (7.70Ha)

- 39 dock leveller doors
- 4 level access doors
- 350 car parking spaces
- 90 HGV/trailer spaces
- 15m haunch height
- 50kN/m² floor loading
- 50 metre yard

UNIT 2

212,000 sq ft

WAREHOUSE	200,200 sq ft (18,600 sq m)
OFFICES (2 STOREY)	11,800 sq ft (1,100 sq m)
TOTAL	212,000 sq ft (19,700 sq m)
SITE AREA	10.22 ACRES (4.13Ha)

- 19 dock leveller doors
- 1 level access door
- 227 car parking spaces
- 46 HGV/trailer spaces
- 15m haunch height
- 50kN/m² floor loading
- 51 metre yard

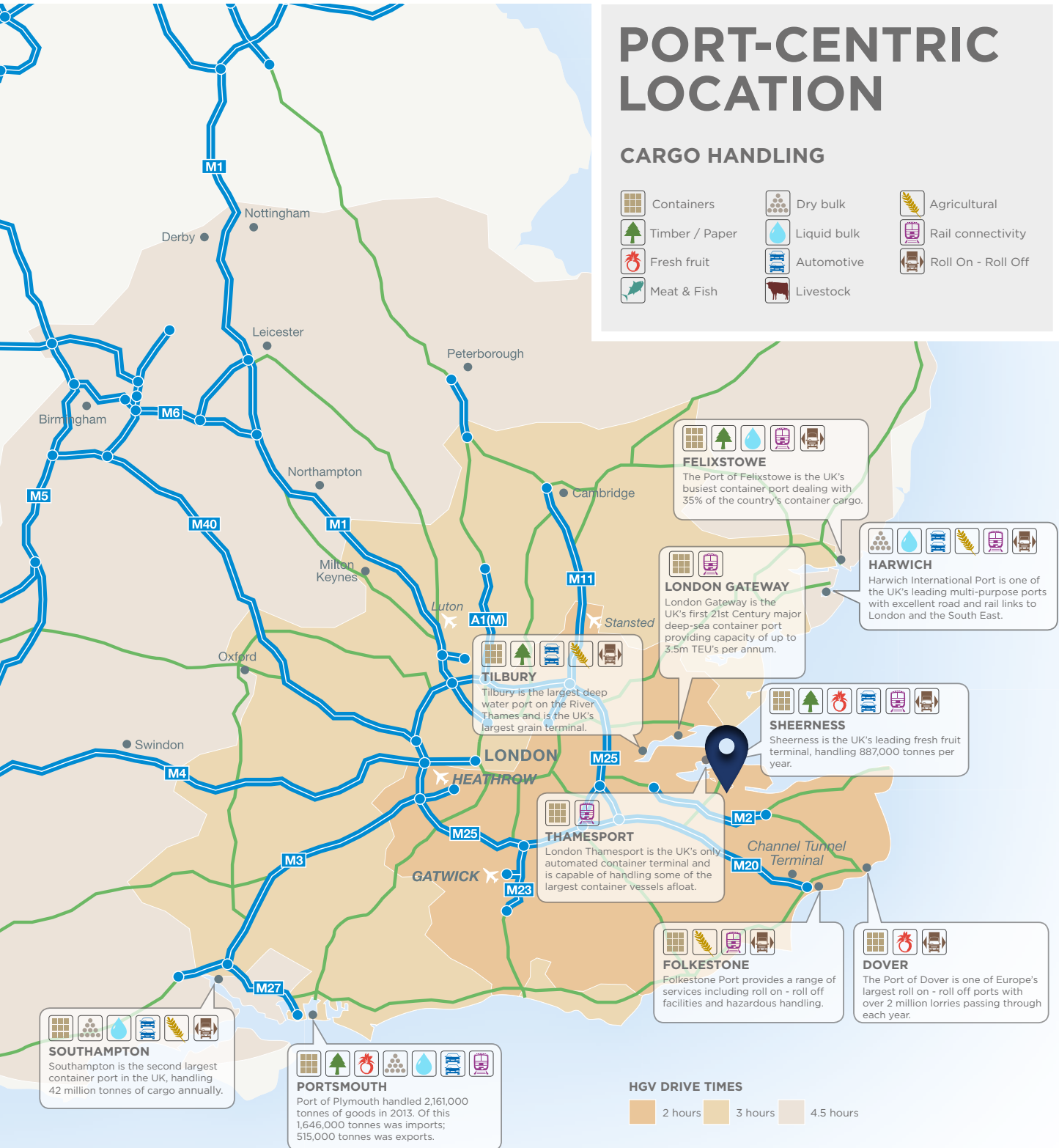
KENT

DISTRIBUTION CENTRE

PORT-CENTRIC LOCATION

CARGO HANDLING

- | | | | | | |
|--|----------------|--|-------------|--|--------------------|
| | Containers | | Dry bulk | | Agricultural |
| | Timber / Paper | | Liquid bulk | | Rail connectivity |
| | Fresh fruit | | Automotive | | Roll On - Roll Off |
| | Meat & Fish | | Livestock | | |



About IDI Gazeley

IDI Gazeley is one of the world's leading investors and developers of logistics real estate with combined ownership or interests in holdings valued at \$4.4 billion. With more than 260 million square feet of sustainable warehouse space developed for more than 900 customers in major markets and transport routes around the world, our collective vision is to be the leading global logistics property company with a passion for service and excellence.

For information, visit www.idigazeley.com



Grant Assistance

Our aim is to make sure businesses know that Swale is one of the best places to do business. And it's working! A recent survey suggests Swale is the only location in Kent that demonstrated an increase in 'preferred choice of business location'. Nestled on the North Kent Coast, equidistant between London and the Channel Ports, great transport links, fantastic value-for-money and bundles of opportunity mean we could just be the best place some people have never heard of!



Our Sustainability

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

IDI Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

IDI Gazeley's buildings provide valuable benefits for our customers:

- ▶ Are cheaper to operate and to maintain
- ▶ Reduce energy usage
- ▶ Reduce water usage
- ▶ Optimise the use of natural light
- ▶ Use recycled and recyclable materials
- ▶ Already exceed regulatory requirements and will continue to do so
- ▶ Are the best in class for sustainability

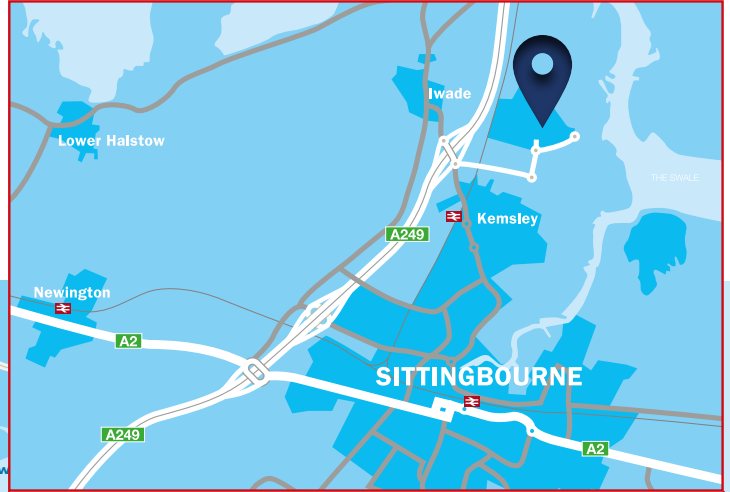
KENT

DISTRIBUTION CENTRE

Post Code:
ME10 2FD



Built-to-suit distribution
warehouse opportunities from
127,500 – 540,000 SQ
FT



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Standard Life
Investments

IDI Gazeley

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