



ROCHESTER **M2** CITY LINK
TRADE COUNTER

ANTHONYS WAY | MEDWAY CITY ESTATE | ROCHESTER | KENT ME2 4DW

INDUSTRIAL WAREHOUSE UNITS

UNDER OFFER
NATIONAL TRADE OPERATOR



TRADE UP...

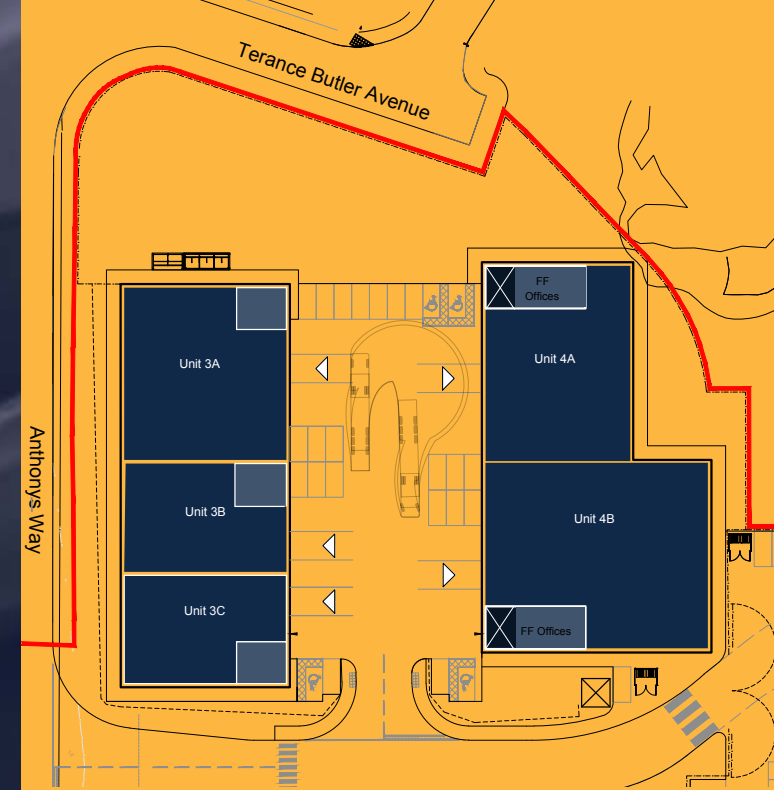
UNITS FROM 3,740 SQ FT - 9,700 SQ FT

M2CityLink offers new high-spec, energy efficient trade counter space in a prime location fronting a very well established business estate, Medway City Estate, just minutes from the M2 and the proposed Lower Thames Crossing.

M2CityLink is the premier location for business in the Medway area, and the best trade park location at Medway City Estate.

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 prominent on the development.



UNITS	SQ FT	SQ M
3A	5,945	552
3B	3,740	347
3C	3,740	347
4A	6,880	639
4A	9,700	901

THE OPPORTUNITY...

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



THE LOCATION...

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

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

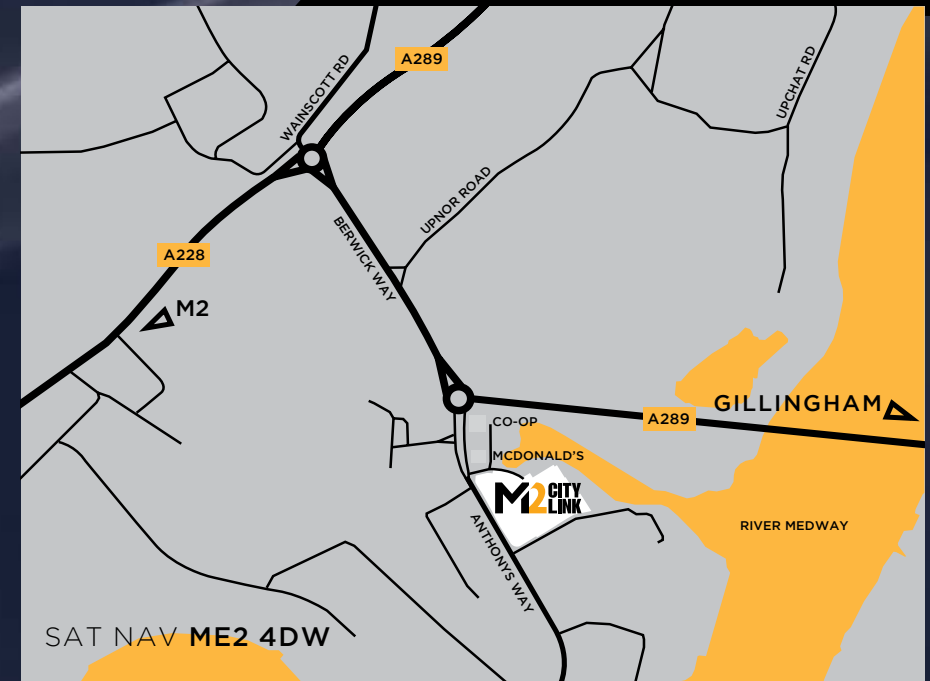
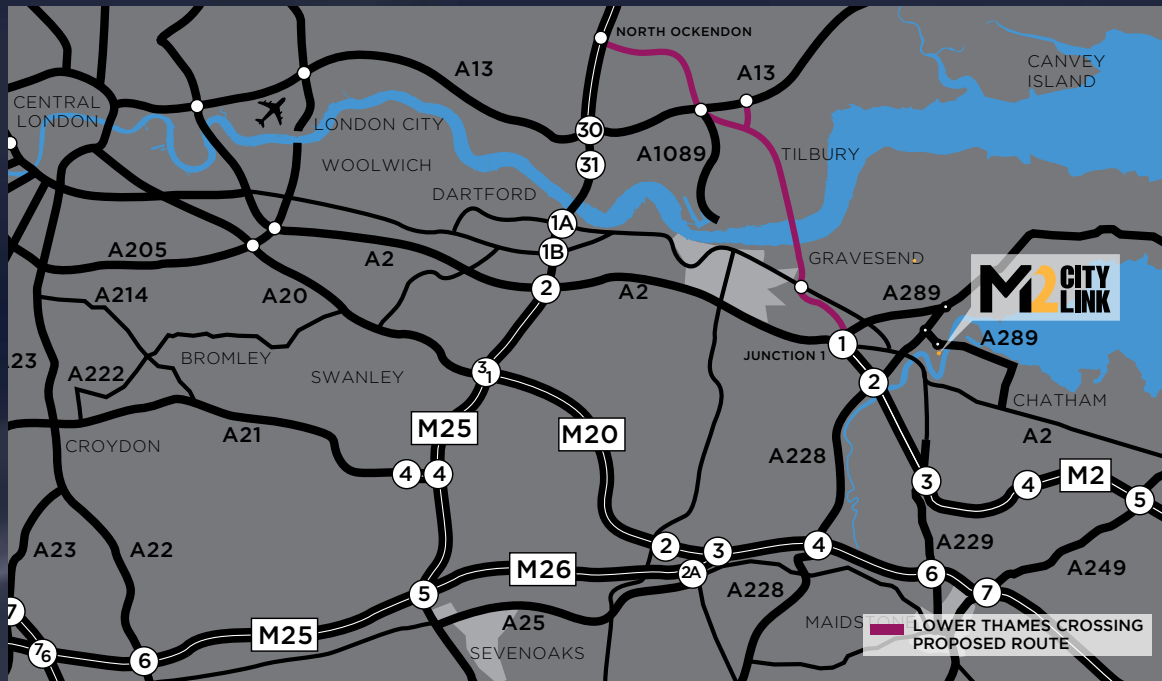
Medway has a resident population of over 250,000 with ambitious growth plans, increasing this by over 20% by 2035.

TRAVEL...

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

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www.m2citylink.co.uk



A CLOSER LOOK...

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

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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