

ROCHESTER **M2** CITY LINK

ROCHESTER | KENT
MEDWAY CITY ESTATE | ME2 4DW



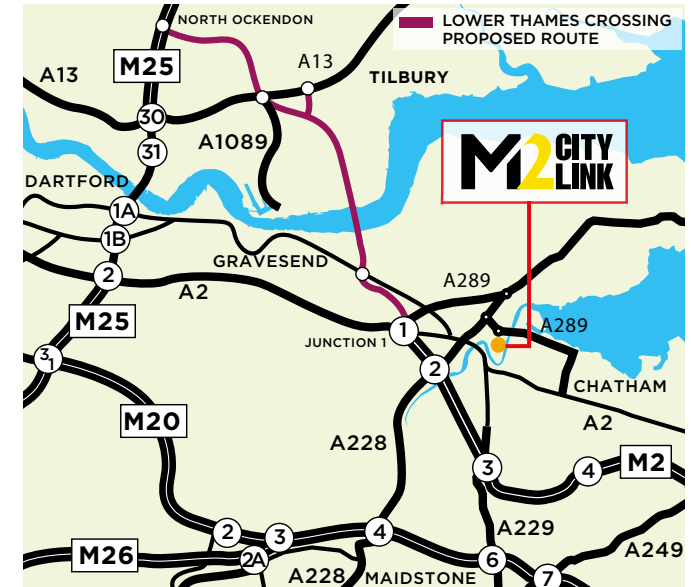
m2citylink.co.uk

TRADE UP...

BRAND NEW HIGH-SPEC UNITS TO LET
FROM 3,740 - 72,420 SQ FT

30,000 SQ FT PRE-LET TO SELCO

PLANNING GRANTED - OCCUPATION SEPTEMBER 2021



Location is everything and **M2CityLink** is perfectly located to serve London and the south east as well as the ports of Dover, Tilbury, Sheerness and the Channel Tunnel terminal. The M2 is minutes away, linking with the A2 and M25, the Dartford Crossing, the M20 and the proposed Lower Thames Crossing. Medway City Estate is located in historic Rochester, with excellent public transport connections including the HS1 train service which provide services to London St Pancras International in under 40 minutes. The adjacent Medway Tunnel provides fast access to Gillingham, Chatham and Sittingbourne. Aylesford and Maidstone are within easy reach via the A228.

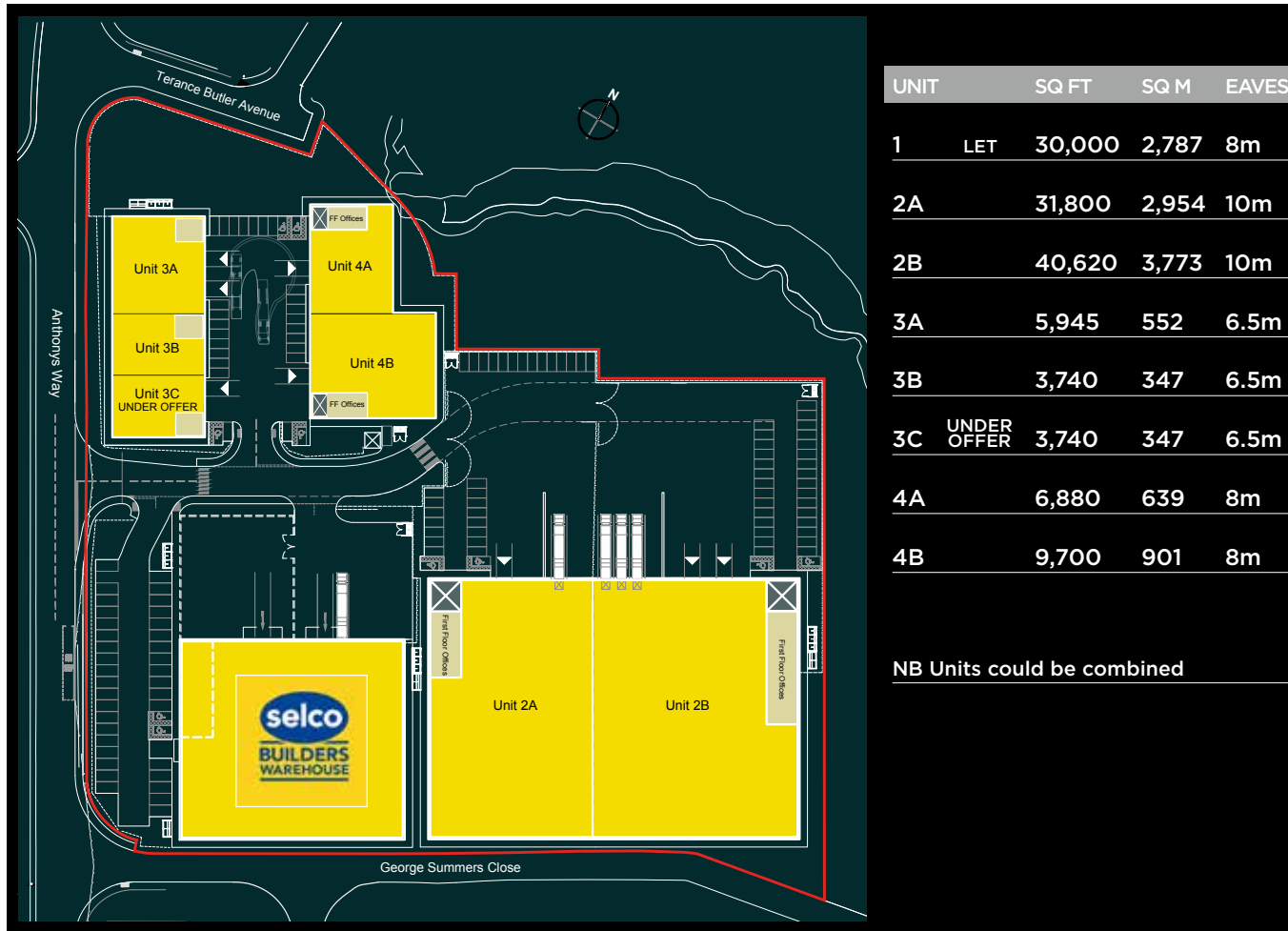
Nearby occupiers include XPO Logistics, Veetee, Viridor, MTS and Veolia. Medway has a resident population of over 270,000, with ambitious growth plans, increasing this by over 20% by 2035. Nearby facilities include the Dockside Retail and Leisure Centre and Asda superstore, as well as the listed Chatham Historic Dockyard, Rochester Cathedral and Castle.

THE OPPORTUNITY



M2CityLink provides an opportunity for both local and national businesses to trade up to brand new, high-quality industrial and trade counter accommodation of a standard not currently available at Medway City Estate. Detailed planning permission has been granted and occupation is scheduled for summer 2021.

Units, which can be combined to offer a variety of sizes from 3,740 sq ft - 72,420 sq ft, with parking and loading facilities provided, are available on new FRI leasehold terms, with Unit 1 already pre-let to Selco Builders Warehouse. Permitted uses include industrial, warehouse, storage and distribution, light manufacturing and trade counter with ancillary sales.



SPECIFICATION

highlights include:

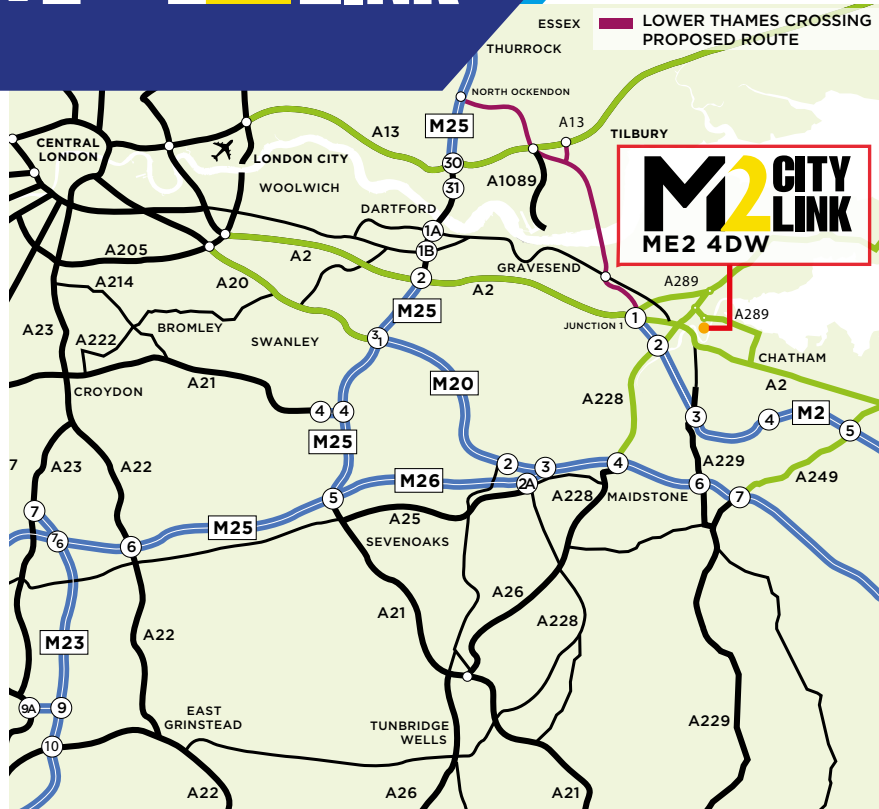
- Energy efficient cladding and roofing
- Rooflights or glazing to increase natural light
- First floor offices ready for occupation or fit-out (Units 2-3)
- 30kN per sq m floor loading (60kN on Unit 2)
- Eaves heights from 6.5 - 10m
- Dock levellers (Unit 2)
- EPC B Rating
- EV charging points
- 24 Hr Access
- Secure cycle parking
- High quality landscaping in riverside setting
- Planning Uses B1(c), B2 and B8 & trade counter use



Medway City Estate currently has over 2 million sq ft of space, and over 4,500 employees. **M2CityLink** brings a new standard of building right at the entrance to the estate fronting the A289 and alongside the River Medway with views to the Historic Dockyard. From expertly designed elevations to the high quality specification with its reduced occupation costs, **M2CityLink** sets the benchmark for business. Its accessibility to the motorway network, rail services and ports make it an exceptional location for business -

JOIN SELCO AND TRADE UP TO **M2CITYLINK**

OCCUPATION SEPTEMBER 2021



TRAVEL...

DESTINATION	MINS DRIVE	DESTINATION	MINS DRIVE
M2	5	Aylesford	20
M25	13	Tilbury	28
M20	13	Maidstone	30
Gillingham	10		
Dover	45		
Dartford Crossing	18	Lower Thames Crossing	10
Channel Tunnel	40		



Medway is one of the most vibrant business centres in the south east, and a key part of the Thames Gateway with companies such as BAE Systems, BOSE, Amazon, Uniper Energy, Fuji, and ArcelorMittal already represented, plus significant campus facilities for both the University of Kent and Greenwich University.

To trade up to the best accommodation available at Medway City Estate, contact any of the retained agents for further information, or visit the website where downloads are also available.

M2CityLink is a project by Location 3 Properties Ltd, developing since 1996.



www.L3P.co.uk



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