



FoR saLe oR To LeT: A BUILD-To- SUIT oPPoRTUNITy

G.PARK Strood, Kent

up to 275,000 sq ft (25,548 sq m)
on 13.27 acres (5.37 ha)

High bay Distribution/Industrial Building opportunity, on M2 (junction 2)

GAZELEY





About Gazeley

Gazeley was founded in 1987 in the UK and has since developed more than 60 million sq ft (5.6 million sq m) of sustainable distribution warehouses and industrial space for many businesses from the retail, automotive and FMCG sectors including Argos, John Lewis, Woolworths, Nestlé, Scottish and Newcastle, VW, Honda to third-party logistics providers such as TNT, Geodis, Ceva, Zufall, Norbert Dentressangle.

Gazeley has a range of logistics sites to offer to its customers across the UK, France, Belgium, Spain, Germany, Italy, China, Mexico and India and is expanding operations further into Central and Eastern Europe and the Middle East.

Gazeley's vision is: 'to be a global provider of logistics space delivered in a sustainable way'. A suite of key environmental measures are provided to customers as standard reflecting Gazeley's cost effective procurement and long-term commitment to sustainable development. The ability to implement leading edge environmental technologies ranging from rain water harvesting and ETFE roof lights to biofuel plants across its developments provides customers with significant operational cost savings.



SatNav: ME 2 2JU

Travel distances

M2 junction 2	1 mile	Chatham Port	4 miles
M20 junction 4	7 miles	CDMR Dartford	15 miles
M25 junction 2	12 miles	Thames Port	16 miles
Dartford River Crossing	14 miles	Sheerness Port	24 miles
Central London	32 miles	Folkestone Port	43 miles
Gatwick Airport	47 miles	Ramsgate Port	49 miles
Heathrow Airport	48 miles	Dover Port	50 miles
Stansted Airport	52 miles		
Luton Airport	71 miles		



Planning

The site is situated within an established employment area suitable for B1, B2 & B8 uses.

Terms

Available either freehold or leasehold. Please contact the joint sole agents for a detailed financial proposal.



Commercial Leasing Code of Practice

In accordance with the aims and objectives of the Commercial Leasing Code of Practice, Gazeley UK Limited can provide a revised rental basis for alternative lease terms if required.

Environmental printing. Printed on 50% recycled chlorine-free paper and not laminated to allow future recycling.

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. November 2008.



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