To let

Former Morgan Sindall site · 12 acres



OPEN STORAGE. WAREHOUSING.

Adjacent to Ridham Dock, Sittingbourne ME9 8SR

A 12 acre site of concrete and hardstanding with 45,600 sq ft of warehousing and industrial units, minutes from the dualled A249. Available as a whole or unit by unit. Yards available from 0.5 acres.

Warehousing	Site	Yards available from
45,600 sq ft	12 acres	0.5 acres

Letting agent

Core Commercial

01892 834483

corecommercial.co.uk
sindall.duo4studio.com

A 12 acre site next to an operational dock

The former Morgan Sindall site sits beside the working Ridham Dock on the Swale. It has a 40,000 sq ft main warehouse, three smaller industrial units and two-storey offices, set in 12 acres of concrete and hardstanding suited to open storage. The site is secured via an electric gate.

It can be taken as a whole or in parts: each building can be let on its own, and the land can be subdivided into yards from 0.5 acres.

Specification

Structure	Portal-framed main warehouse, lined roof with roof lights
Height	27ft eaves, 35ft to peak
Power	Three-phase supply
Offices	Two-storey modular office building with parking
Site	12 acres of concrete and hardstanding; yards from 0.5 acres
Security	Secured via an electric gate
Location	Adjacent to the operational Ridham Dock; quick access to the A249 and M2



Main warehouse

Accommodation

The main warehouse makes up most of the floor space. Each building can be let on its own.



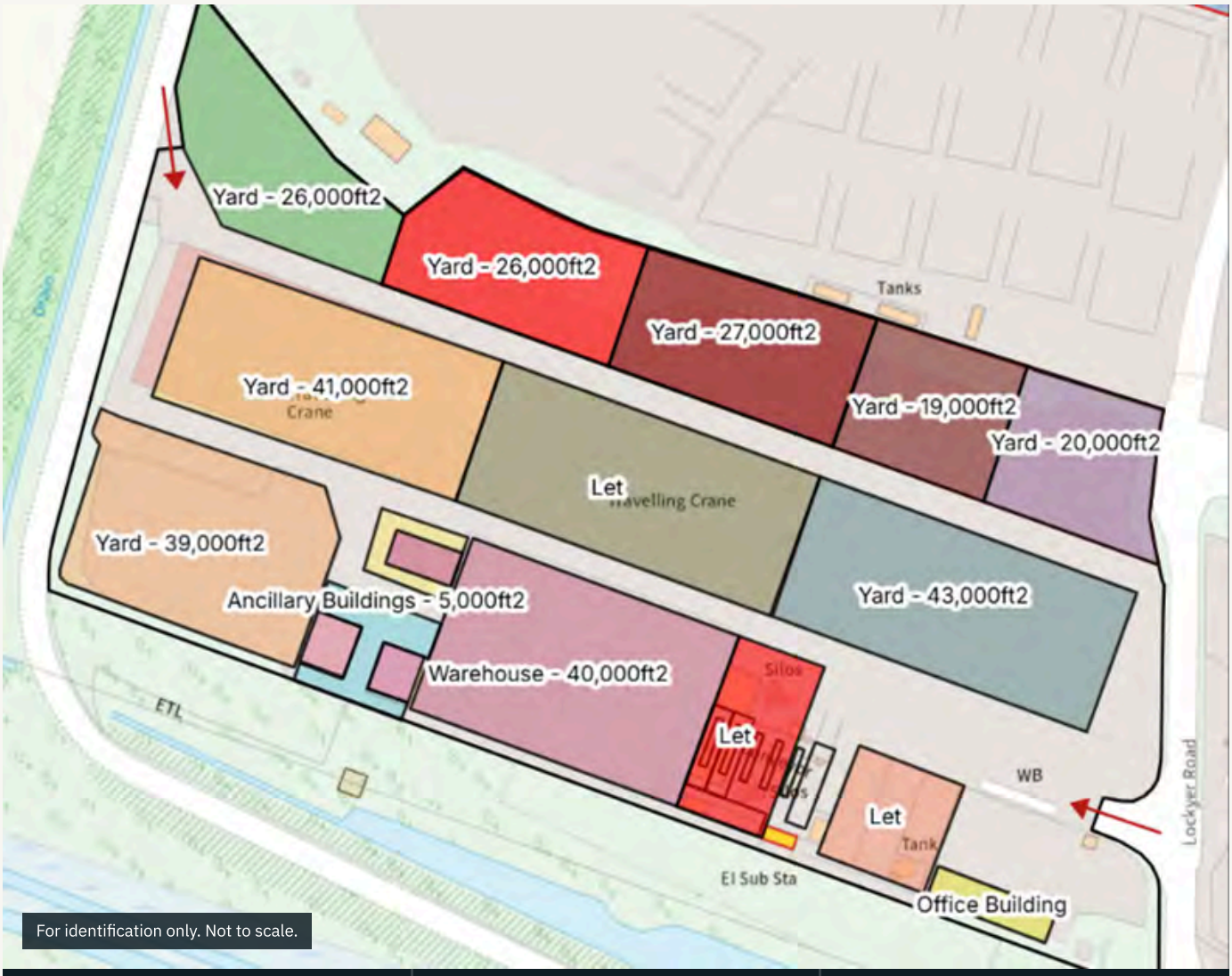
Bar drawn to scale by floor area

Building	Sq ft
Main warehouse Portal frame, 27ft eaves	40,000
Euro shed	2,000
Industrial unit Plus mezzanine	1,800
Open-fronted store	1,800
Total	**45,600**

Approximate areas. Plus a two-storey modular office building and other ancillary buildings.

Site plan

Eight yards available, plus the main warehouse, ancillary buildings and offices. Areas marked Let are taken.

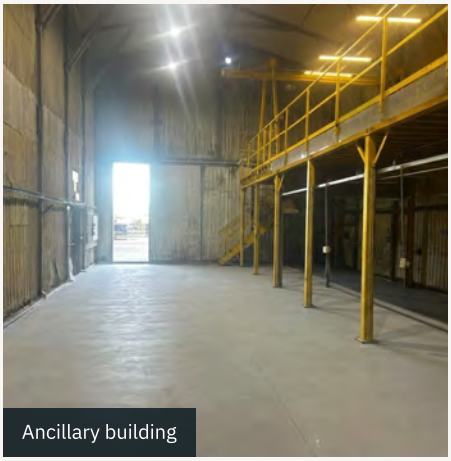


For identification only. Not to scale.

Site
12 acres
Concrete and hardstanding, suitable for open storage

Warehousing
45,600 sq ft
Main warehouse, three smaller units and offices

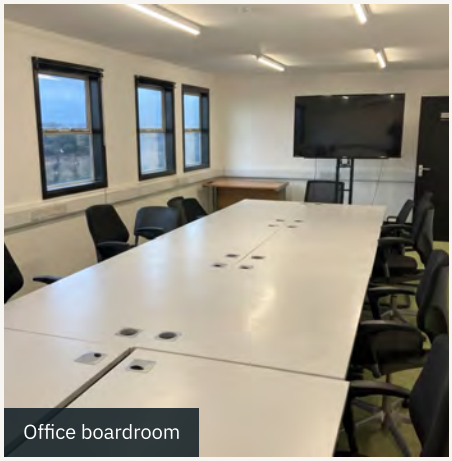
Yards
From 0.5 acres
Let on its own or with a building



Ancillary building



Office building



Office boardroom

Location

The site is about 3 miles north of Sittingbourne, close to the area's established commercial estates. Road links are strong: the dualled A249 is reached at Swale Way / Barge Way and runs south to the M2 at junction 5.

A249	Dualled, accessed via Swale Way / Barge Way
M2	Junction 5, south via the A249
3 mi	To Sittingbourne

Postcode for sat nav: ME9 8SR

Availability and terms

Rent and full terms are available from the letting agent, Core Commercial.

Availability	**Whole site, individual units, or yards from 0.5 acres**
Terms	**To let on flexible terms**
Rent	**On application**
Enquiries	**From Core Commercial**

Viewing

By appointment with the letting agent, Core Commercial, who handle all enquiries for the site.

Core Commercial

01892 834483

corecommercial.co.uk

More photos and site plan:
sindall.duo4studio.com

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact, and parties intending to rely on the information for any purpose must satisfy themselves by inspection or otherwise as to the correctness of each statement. All areas are approximate. The site plan is for identification only and is not to scale.