

brabazon

LAKER ROAD ■ ROCHESTER AIRPORT ■ KENT ■ ME1 3QR


INDUSTRIAL PROPERTY
INVESTMENT FUND

CANMOOR



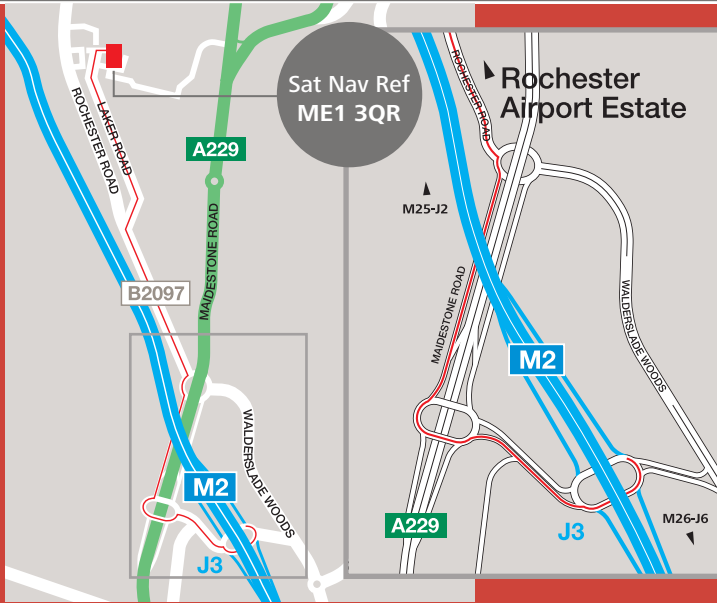
Design & Build opportunity
prominently located off the M2 from
25,000 to 45,000 sq ft

ALL ENQUIRIES

- Excellent access to the M2 (J3) and M20 (J6)
- Buildings can be ordered to suit occupiers requirements
- Comprehensive transport network of road, rail and sea
- Self-contained with good car parking

ROCHESTER AIRPORT

www.canmoor.com/brabazon



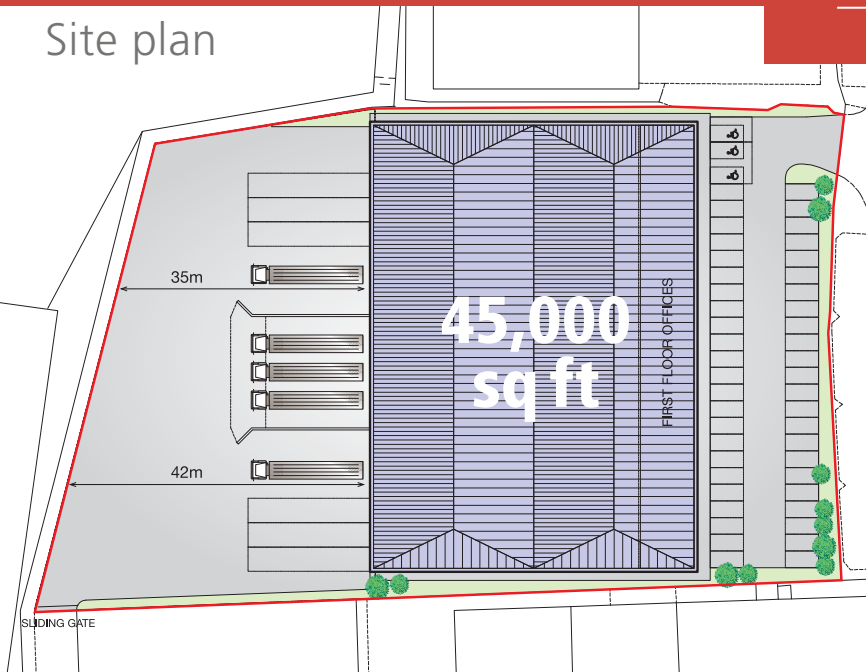
Description

The development occupies a strategic and prominent location on the Rochester Airport Estate with excellent access to Junction 3 of the M2 and Junction 6 of the M20 motorways (thereafter M26 and M25). Gatwick and Heathrow airports are readily accessible, whilst there is excellent access via the M20 to the channel ports and the international passenger station at Ashford Ebbsfleet.

Communications

■ M2 Junction 3	1 mile
■ M20 Junction 6	4 miles
■ Ebbsfleet International	15 miles
■ M25 Junction 2	16 miles
■ Channel Tunnel	35 miles
■ Dover Docks	39 miles
■ Gatwick Airport	42 miles

Site plan



Opportunity

The site is currently available for a variety of uses including warehousing, industrial, car showroom, office and hotel accommodation subject to planning. Canmoor will consider developing and building bespoke facilities up to 45,000 sq ft.

Canmoor has a proven track record in developing and delivering high quality business accommodation.

Features

- Excellent access to M2 (J3) and M20 (J6)
- Buildings can be ordered to suit occupiers requirements
- Comprehensive transport network of road, rail, air and sea
- Self-contained with good car parking
- Units available from 25,000 to 45,000 sq ft
- 3 separate entrance/exit points to the site

Viewing strictly through joint sole agents.

