



INNOVATION
PARK
MEDWAY

New Employment Development Opportunity

Up To 100,000 Sq M Of State Of The Art B1/B2
Space On A 62 Acre Site (25 Hectares)

*Indicative Plans, Includes Privately Owned/Leased Land



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Opportunity

Medway Council is delighted to offer this unique opportunity to occupy up to 100,000 sq m of new build flexible B1/B2 office space at Innovation Park Medway.

Innovation Park Medway will offer a plethora of employment land and Grade A business space. There is potential to provide state of the art meeting and conference spaces.

Innovation Park Medway will continue to regenerate the surrounding area, and make it an attractive location for businesses. This is exemplified by the Innovation Centre Medway, shown above.

The Government's Local Growth Fund has invested over £8m through the South East Local Enterprise Partnership to bring forward Innovation Park Medway, and thus are striving toward goals of:

- creating a unique, mixed business environment
- increasing the amount of high-quality employment in the area
- retaining local talent, knowledge and skills, supporting the growth of new and existing businesses
- delivering the infrastructure needed for businesses to succeed
- nurturing the businesses in the science and technology sectors
- establishing a truly mixed and vibrant local economy
- giving businesses access to high quality research and development and partnership opportunities with the four local universities





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Location

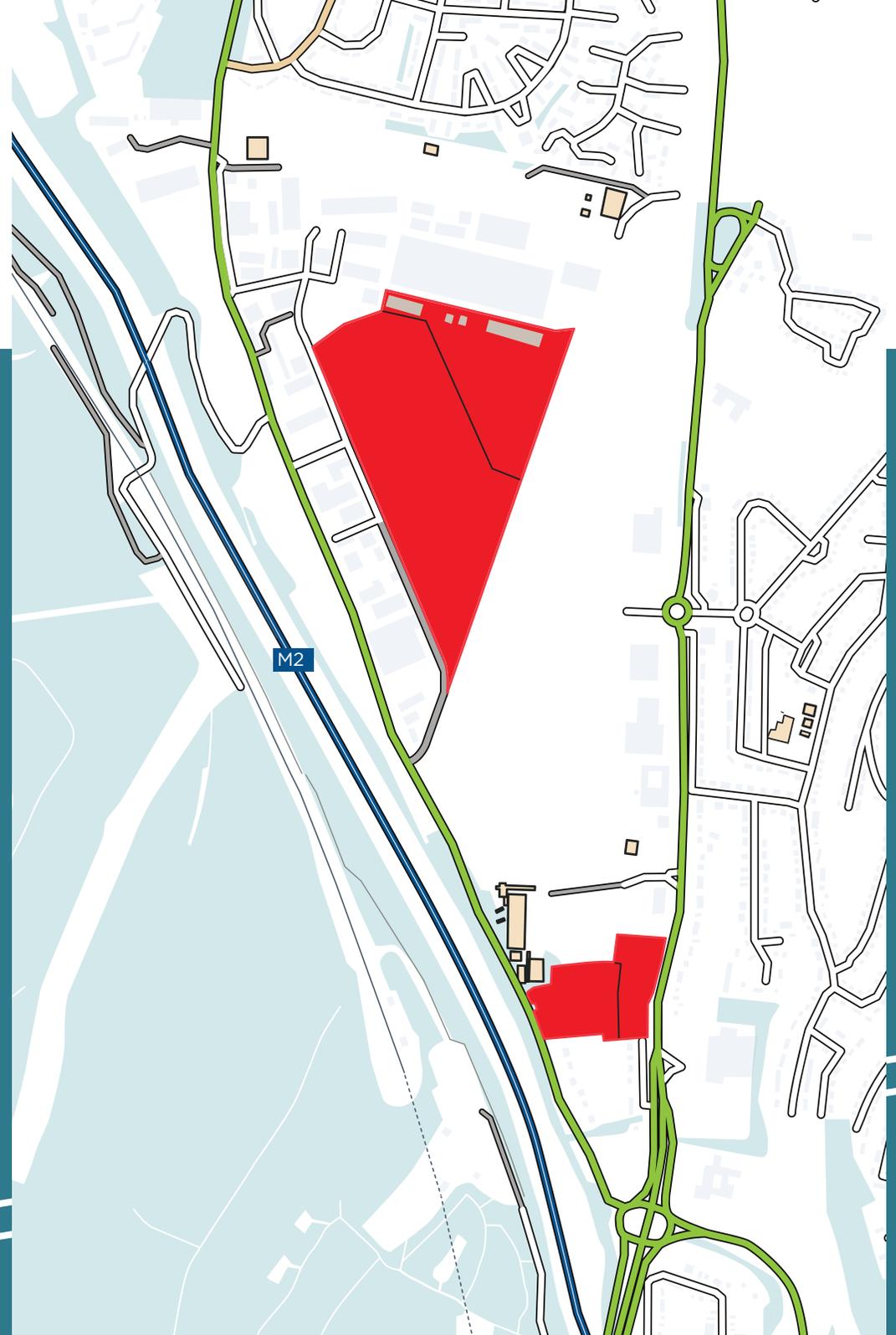
The site is located approximately 1.7 miles south of Rochester, and is under the unitary authority of Medway in Kent.

The site is broadly triangular in shape and extends to 61.6 acres (24.9 hectares). The area comprises a mix of residential and commercial uses, including retail parks (an Asda superstore) and research and development centres along Maidstone Road.

The site is adjacent to Kent Downs, an Area of Outstanding Natural Beauty hosting some of the most enchanting landscapes in Britain.

There also a wide range of existing employment uses along Laker Road/Rochester Road, including Unit 1 Skatepark, Booker Wholesale and Rochester Health Club.

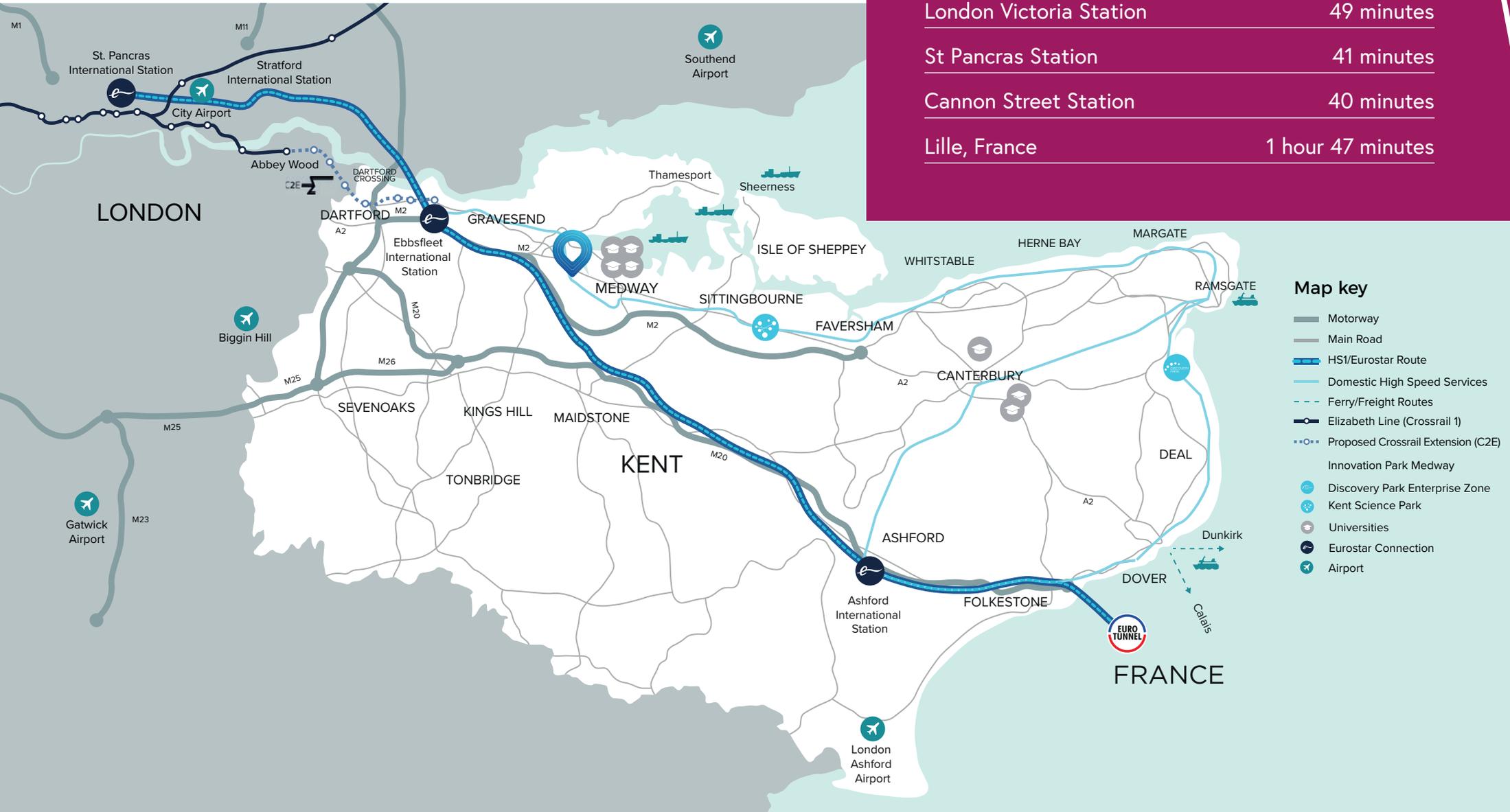
Further amenities nearby the site include Buckmore Park Kart Circuit, Rochester Castle, Diggerland Kent and the Chatham Ski & Snowboard Centre.





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Gatwick Airport	40 minutes
London City Airport	45 minutes
Stansted Airport	60 minutes
Heathrow Airport	70 minutes
London Victoria Station	49 minutes
St Pancras Station	41 minutes
Cannon Street Station	40 minutes
Lille, France	1 hour 47 minutes



Map key

- Motorway
- Main Road
- HSI/Eurostar Route
- Domestic High Speed Services
- Ferry/Freight Routes
- Elizabeth Line (Crossrail 1)
- Proposed Crossrail Extension (C2E)
- Innovation Park Medway
- Discovery Park Enterprise Zone
- Kent Science Park
- Universities
- Eurostar Connection
- Airport



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Connectivity

The site is excellently located for transport, being adjacent to the M2 motorway. The M25 is accessible in under 20 minutes, with the M20 a 10 minute drive away.

The nearest station is Rochester train station located approximately 3 miles to the north, which serves central London in a journey time of around 37 minutes.

Eurostar services to Europe can be accessed from Ebbsfleet International Station (High Speed 1 rail line, approximately 20 minutes' drive from the site) with direct services to Lille, France (1 hour 8 minutes) and Brussels, Belgium (1 hour 47 minutes).



History

In the early 1900s the Short Brothers leased the land at Rochester Airport for test flying. Later developments towards the start of the Second World War led to the first 4-engine bomber to serve in the RAF – the Shorts S29 Bomber – for which Rochester is famous.

Rochester is a renowned favourite of author Charles Dickens, who based many of his novels on the area.



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About Medway

Medway offers an outstanding place to live – rich in important national heritage sites including Rochester Cathedral and Rochester and Upnor Castles as well as the Historic Dockyard, Chatham.

Rochester Castle, built in the 12th century, has one of the best preserved keeps and is one of the finest examples of Norman Architecture in England.

Rochester Castle Gardens is also host to festivals and events throughout the year. It also boasts an outstanding range of parks, stunning coastline and protected marshlands on the Hoo Peninsula.





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As well as an excellent array of vibrant restaurants, bars and cafes, Medway is only 20 minutes away from Bluewater – one of Europe's largest shopping centres.

Residents enjoy a large number of leisure centres, miles of cycle tracks and two marinas and other attractions include a go-karting circuit, Diggerland and dry ski slope centre.

Medway has an outstanding cultural offer, putting on more than 30 days of free festivals and events each year including the popular Dickens Festivals and the Castle Concerts bringing leading acts to Medway.

Medway's affordable house prices, its proximity to London and local amenities are already drawing people to a better lifestyle. All of this and more has earned Medway the title of 'London living without the price tag'.

Medway is now one of the most promising growth areas in the south east - our economy is now worth £5.9bn – with a growth rate ahead of the rest of the UK.

Medway is open for business.





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Planning And Regeneration

The site is included within NKEZ (North Kent Enterprise Zone). Sites in Ebbsfleet, Medway and Maidstone benefit from sustained support for economic development and provide an abundance of opportunities for potential investors.

The benefits of being within the NKEZ to include:

- Connectivity – every site has fast and easy access to London as well as the rest of the UK and mainland Europe
- Talent retention – Kent is home to top-class research, development and training facilities.



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With an ambitious vision by 2035 to be a leading waterfront university city of 330,000 people, celebrated for its revitalised urban centres, riverfront developments, stunning natural and historic assets, as well as its countryside, Medway is now the biggest regeneration zone within the Thames Gateway.

Other significant sites include:

- 1,400 new homes, primary school and hotels at Rochester Riverside
- Major investment in station improvements including a new station in Rochester, opened in 2015
- Hundreds of new homes near the water front and town centre improvements in Chatham town centre.
- Improved travelling and cycling routes and public realm improvements.

TERMS

Terms to be disclosed.

IMPORTANT NOTICE

The agents for themselves and for the vendor of this property for whom they act give notice that: (i) the particulars are set out as a general guide only and do not constitute any part of an offer or contract: (ii) all descriptions, dimensions, distances, references to condition and other details are given without responsibility and should not be relied upon as statements or representations of fact: (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Publication date: September 2021.