



# Ridham Dock

Ridham Dock Estate, Sittingbourne ME9 8SR  
IOS Class 2 | 180,529 sq ft (16,772 sq m)

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# Industrial Outdoor Storage to let

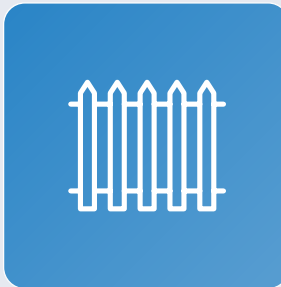
180,529 sq ft (16,772 sq m)



24-Hour Access



180,529 sq ft  
(4.14 acres) available



Secure gated  
entrance



Excellent connections  
10 min from M2



Power and water  
on site



Class 2 IOS site

Ridham Dock is a substantial South East site, which has a strong focus on industrial, recycling and waste management. Developed as a dock in 1913 to serve the paper mill at Kemsley 1.5 miles to the south.

Site 2 is 4.14 acres of Class 2 industrial open storage space featuring a mixture of concrete and soft surfaces. The available plot is secure and serviced with power and water. Situated on the northern end of the 71.31 acre site, Site 2 is conveniently accessed from the nearby Sheppey Way junction off the A249.

To learn more about the classification system and what this means, please visit: <https://www.carterjonas.co.uk/industrial/open-storage>



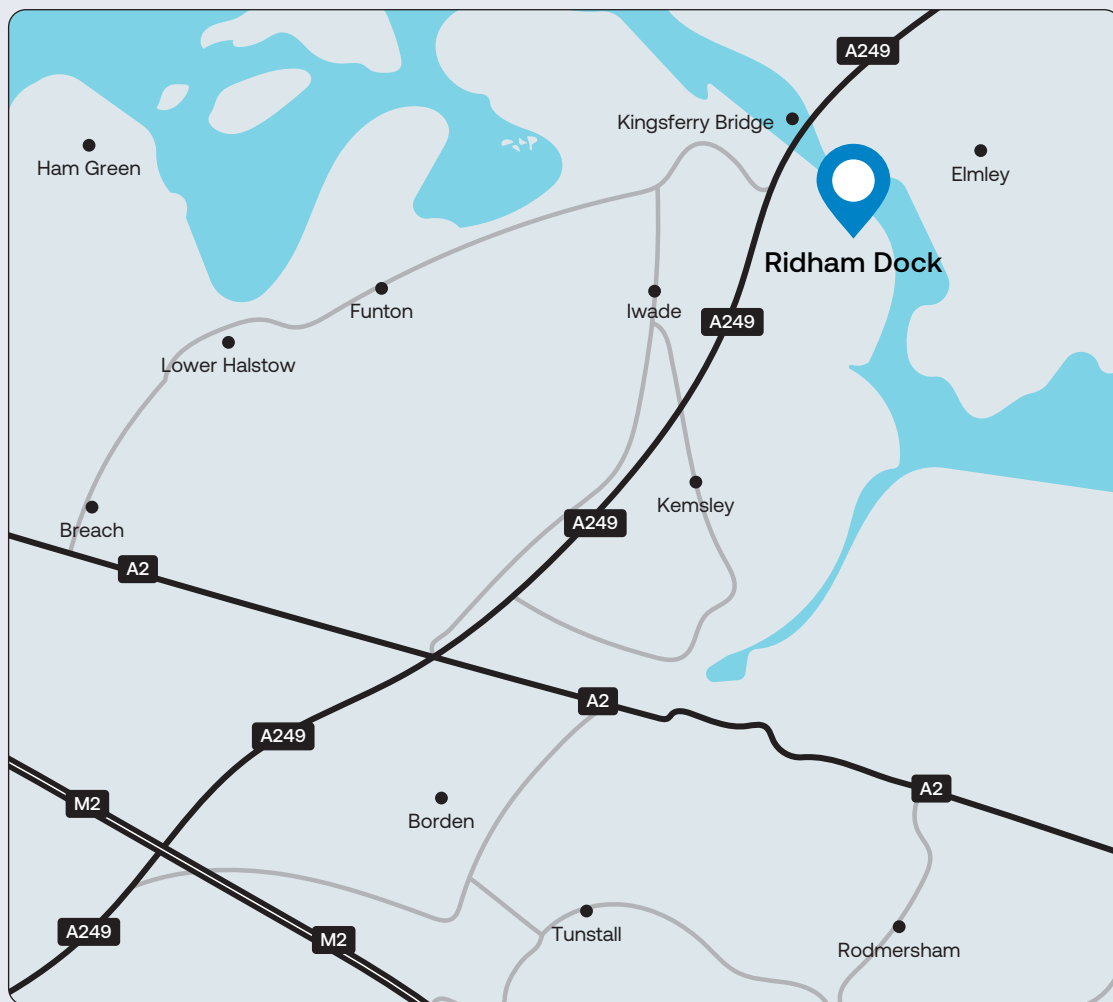


# Site Plan

Unit	Property Type	Size (Sq Ft)	Size (Sq m)	Availability
Site 2	IOS Class 12	180,772	16,772	Immediately
Total	-	180,772	16,772	-



# Location



Sittingbourne lies in the county of Kent and is situated between the port of Dover and London which can be accessed via the M2. Ridham Dock is located on The Swale which separates the mainland from the Isle of Sheppey with regular direct rail service to London Victoria and London St Pancras in under an hour. Excellent road connections being only 10 minutes from M2 (J5), providing access to both London and the UK motorway.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Open Storage Classification

To learn more about the classification system and what this means, please click [here](#)

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[Book a viewing](#)

**Mileway**

Thomas Sykes  
T: +44 (0)203 991 3516  
southeast@mileway.com



Mark Coxon  
M: +44 (0)7969 973809  
mcoxon@caxtons.com

**Carter Jonas**

**020 7518 3200**  
carterjonas.co.uk/commercial

Archie Dupree  
M: +44 (0) 7393 59 9222  
archie.dupree@carterjonas.co.uk

James Butcher  
M: +44 (0) 7890 300 100  
James.Butcher@@carterjonas.co.uk

## Further information:

**EPC**  
EPC is available upon request.

**VAT**  
VAT will be payable where applicable.

**Rent**  
Upon application.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

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