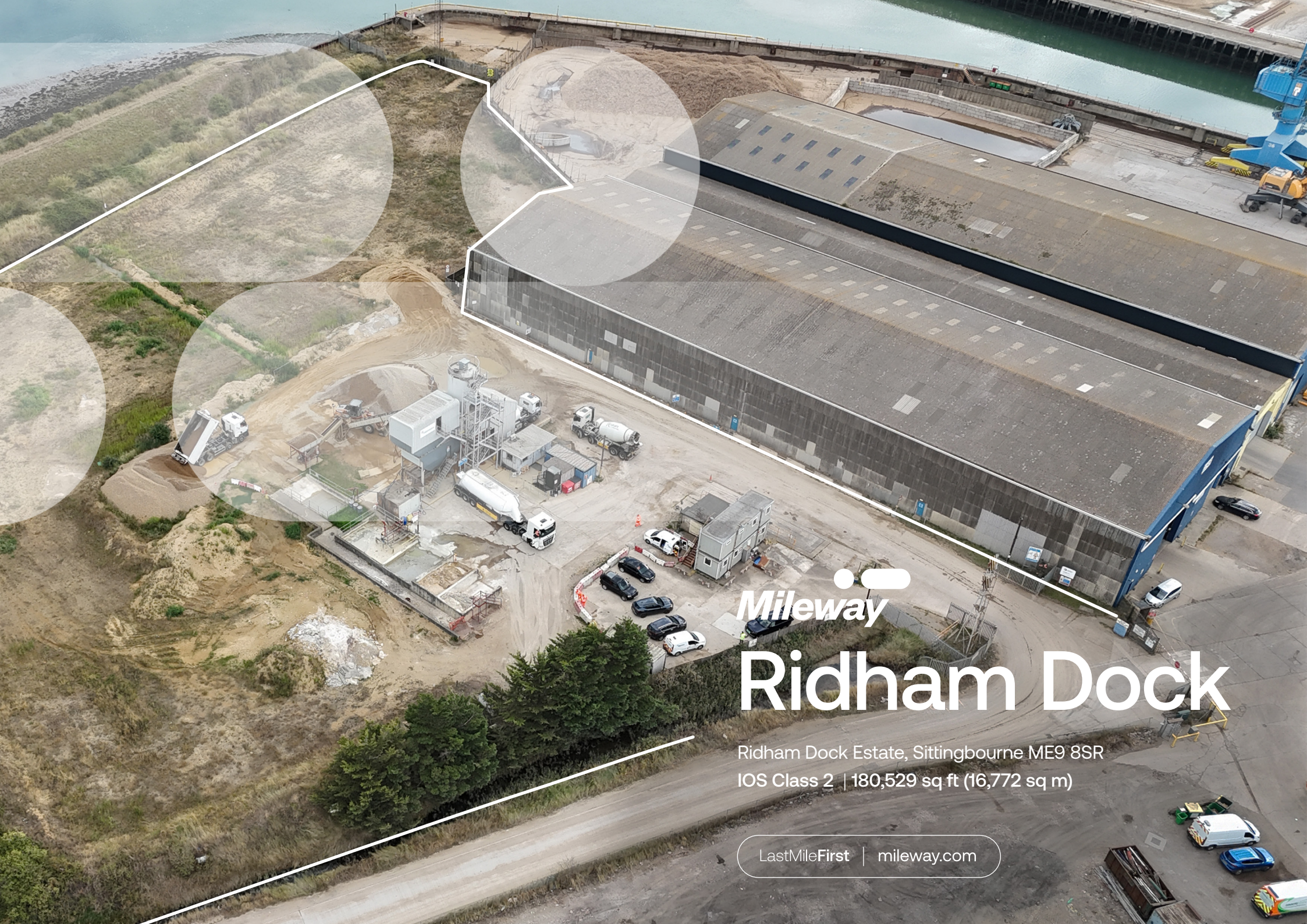


Mileway

Ridham Dock

Ridham Dock Estate, Sittingbourne ME9 8SR

IOS Class 2 | 180,529 sq ft (16,772 sq m)

LastMile**First** | mileway.com

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.

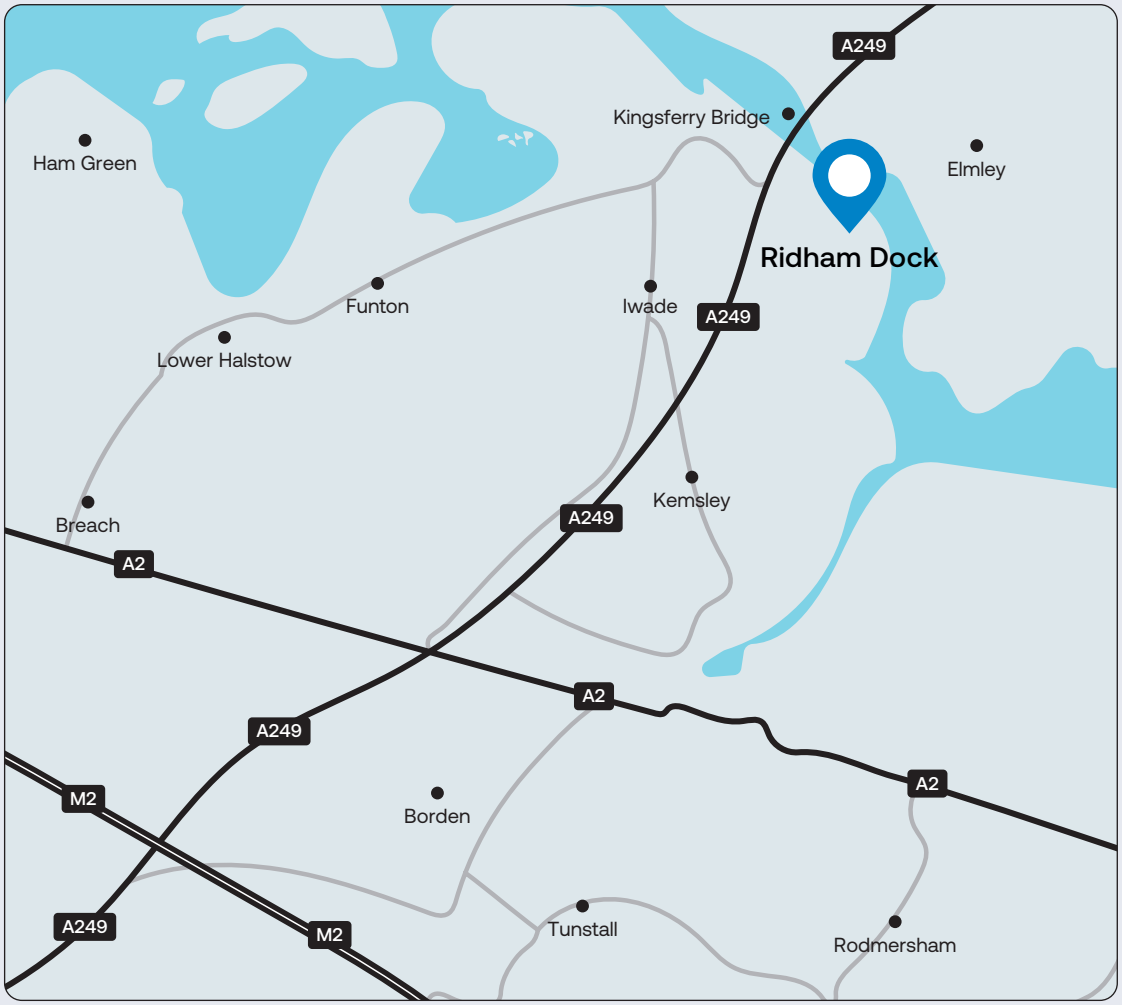
To learn more about the classification system and what this means, please visit: https://www.carterjonas.co.uk/industrial/open-storage

Ridham Dock

Site Plan

Unit	Property Type	Size (Sq Ft)	Size (Sq m)	Availability	PCM
Site 2	IOS Class 12	180,772	16,772	Immediately	£37,610
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**

Ridham Dock

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

Book a viewing

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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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