

To let

Factory and yard · Former Morgan Sindall site

RIDHAM DOCK

Sittingbourne, Kent ME9 8SR

45,600 sq ft of industrial buildings with craneage on a 12 acre concreted site.
Available as a whole, as individual buildings, or as yards from 0.5 acre.

Buildings	Site	Yards from
45,600 sq ft	12 acres	0.5 acre

Letting agent
Core Commercial

01892 834483

corecommercial.co.uk
sindall.duo4studio.com

A former precast concrete works on a 12 acre site

A portal-framed main workshop with overhead craneage, two-storey modular offices and ancillary buildings, set on a large concreted site with travelling craneage.

The buildings will be let individually and the site can be subdivided, with yards available from 0.5 acre.

Specification

Structure	Portal-framed main workshop, lined roof with roof lights
Height	27ft eaves, 35ft to peak
Craneage	Overhead craneage in the workshop; travelling craneage on site
Power	Three-phase supply
Offices	Two-storey modular office building with parking
Site	12 acres, concreted, subdivisible from 0.5 acre



Main workshop

Accommodation

The main workshop makes up most of the floor space. The smaller buildings are available on their own.



Bar drawn to scale by floor area

Building	Sq ft
Main workshop Portal frame, 27ft eaves, overhead craneage	40,000
Euro shed	2,000
Workshop Plus mezzanine	1,800
Open fronted	1,800
Total	**45,600**

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

Site plan

The site is outlined in yellow. It lies at Ridham Dock on the Swale, among established industrial occupiers.



Site	Buildings	Yards
12 acres	**45,600 sq ft**	**From 0.5 acre**
Concreted, with travelling craneage	Four buildings plus offices	Let separately or with buildings


Offices


Yard

Location

Ridham Dock is about 3 miles north of Sittingbourne. It is reached from the junction with the dualled A249 at Swale Way / Barge Way, or by the original route along Sheppey Way by the bridge. The A249 connects 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

Full details are available from the letting agent, Core Commercial.

Availability	**Whole site, individual buildings, or yards from 0.5 acre**
Terms	**To let on flexible terms**
Rent	**On application**
Full details	**From Core Commercial**

Viewing

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

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.