

# Site 2- Ridham Dock Sittingbourne

Available to Let

IOS Class 2

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



# Site 2- Ridham Dock

Ridham Dock Estate Sittingbourne ME9 8SR



## Description

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>

## 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## 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.

## Viewing / Further Information

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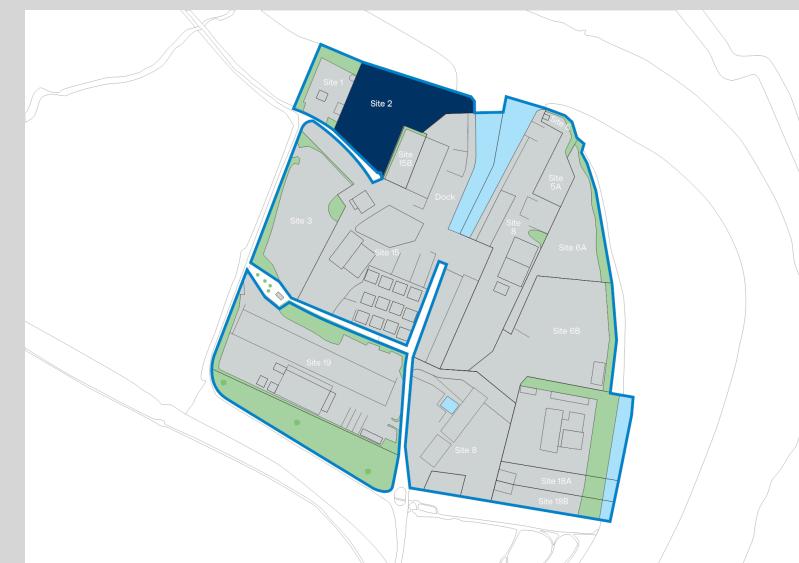
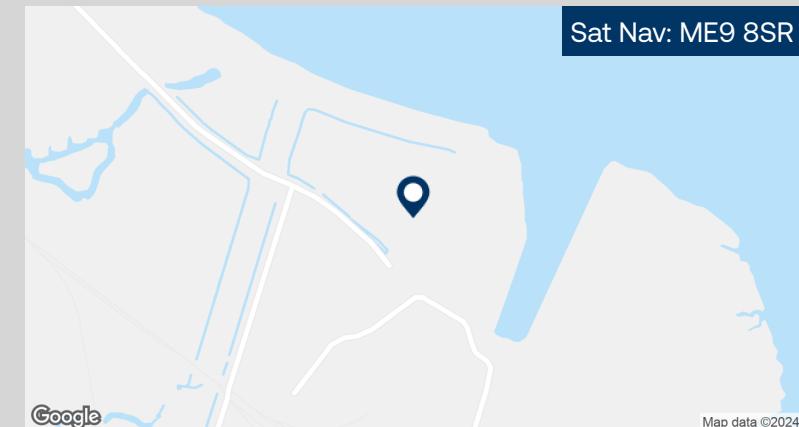
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Site 2	IOS Class 2	180,529	16,772	Immediately
Total		180,529	16,772	