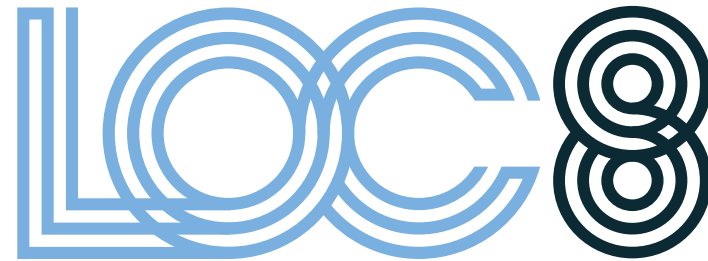


50%
PRE-LET

ASHFORD RD · MAIDSTONE · ME17 1XG



PHASE 2 READY TO OCCUPY Q3 2024

BRAND NEW LIGHT INDUSTRIAL & LOGISTICS UNITS

25,600 · 31,194 · 36,398 SQ FT

loc8maidstone.co.uk



**DIRECT
ACCESS TO
M20 J8**




**ESTABLISHED
LOCATION**




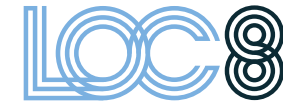
**GRADE-A
SPECIFICATION
UNITS**




Strategically located on J8 of the M20


Grade-A light industrial & logistics buildings


Ready to occupy September 2024



KENT'S ESTABLISHED BUSINESS LOCATION

Building on the success of the established LOC8 park, Phase 2 offers brand-new light industrial and logistics units of 25,600, 31,194 and 36,398 sq ft.

All buildings offer a flexible and energy-efficient operational environment, with target BREEAM 'Excellent' and EPC 'A+' ratings.

INDICATIVE CGI

loc8maidstone.co.uk

LOGISTICS & LIGHT INDUSTRIAL SPACES

PHASE 2 ACCOMMODATION

UNIT	WAREHOUSE		FIRST FLOOR OFFICES		TOTAL		EAVES HEIGHT	YARD DEPTH	LEVEL ACCESS DOORS	CAR PARKING SPACES	POWER KVA*
	sq ft	sq m	sq ft	sq m	sq ft	sq m					
A1	23,300	2,165	2,300	214	25,600	2,378	9	25	3	38	170
A2	18,361	1,706	2,140	199	20,501	PRE-LET	9	25	2	29	110
A10	33,153	3,080	3,245	302	36,398	3,382	9	30	4	44	210
A11	28,417	2,640	2,777	258	31,194	2,898	9	30	4	38	170
A12	22,970	2,134	1,981	184	24,951	PRE-LET	9	30	2	40	170
A13	23,309	2,630	2,906	270	31,215	PRE-LET	9	50	3	71	120
E2	13,670	1,270	1,668	155	15,338	PRE-LET	9	25	2	27	110

ALL MEASUREMENTS ARE GEA AND ARE ILLUSTRATIVE ONLY.

* BEFORE 2 MVA POWER UPGRADE

OCCUPIERS AT LOC8 INCLUDE:

vaQtec

Amaro



zehnder group

HITACHI

UK GREENTECH



High specification units of 25,600, 31,194 and 36,398 sq ft

M20/J8

PARK ENTRANCE
Ashford Road

INDICATIVE MASTERPLAN, GOOGLE AERIAL




High quality
architecture



GRADE-A SPECIFICATION



Minimum
9m internal
eaves



Level
access
doors



50 kN/m²
floor
loading



10 to 15%
roof
lights



25 to 50m
service
yards



Secure
yards



Cycle
parking and
shelters



Curved
roof



Timber
cladding



Profiled
aluminium
cladding

OFFICES



Quality
cat A office
fit out



Raised
access
flooring



Suspended
ceilings



Fitted
kitchen and
toilets



VRF heating
and comfort
cooling

loc8maidstone.co.uk

SUSTAINABILITY SPECIFICATION

BREEAM®

Target BREEAM rating of 'Excellent'

A+

Target EPC rating of 'A+'



Highly insulated with reduced air permeability



Solar PV installed



LED lighting with PIR sensors



Extensive green landscaping



Protected nature areas



High efficiency office heating and cooling



Water saving sanitary ware



Dedicated LOC8 electric bus service



20% electric vehicle charging points



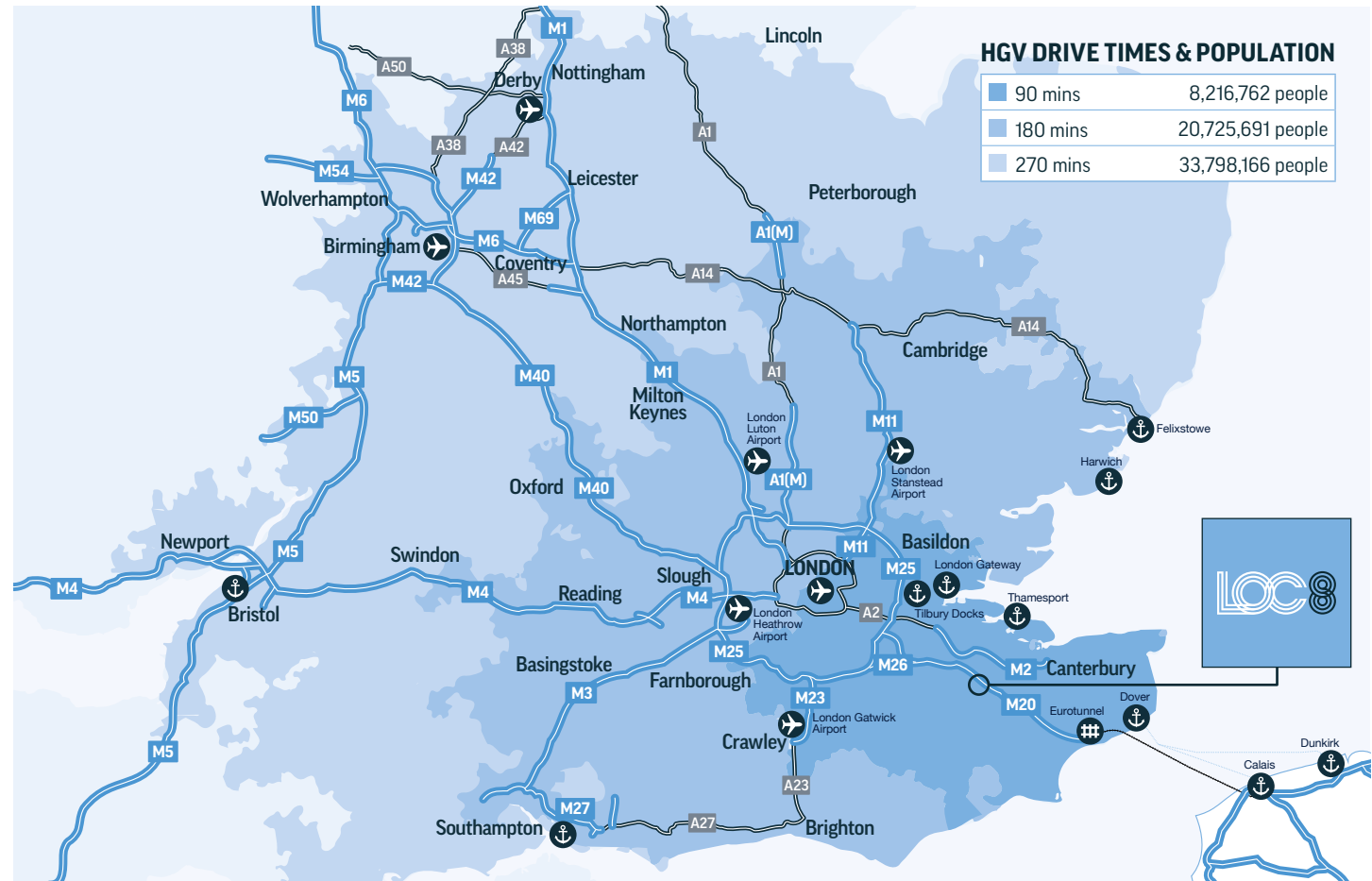
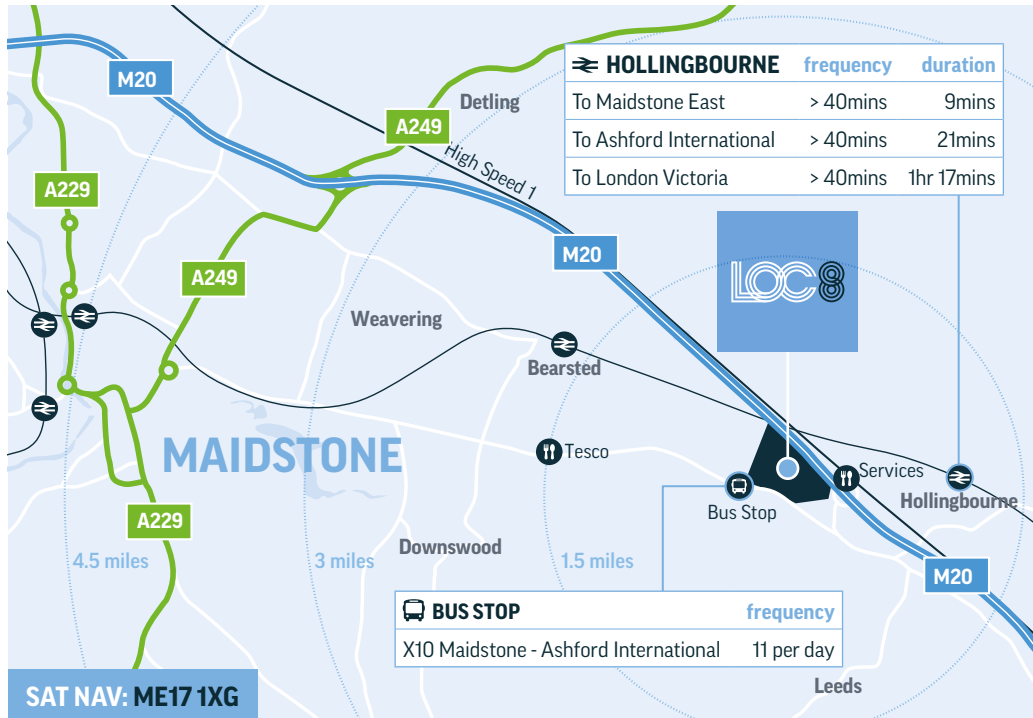
Breakout spaces





Situated on
J8 of the M20

REGIONAL & INTERNATIONAL CONNECTIONS



🛣️ ROAD	miles	hrs/mins
Ashford	16	20
M25 J3	23	25
M25 / M26 Junction	23	27
Dartford Crossing	27	32
Canterbury	30	35
Central London	47	1hr 26

⚓ SEA	miles	hrs/mins
Dover	37	39
Tilbury	38	49
London Gateway	40	52

≡ RAIL	miles	hrs/mins
Hollingbourne	1.7	4
Bearsted	2	3
Maidstone East	4	10
Eurotunnel	27	29

✈️ AIR	miles	hrs/mins
London City	41	59
London Gatwick	45	49
London Stansted	64	1hr 12
London Heathrow	69	1hr 18

SOURCE: WWW.DRIVETIMEMAPS.CO.UK



Ashford Road
Maidstone
Kent
ME17 1XG

WHAT3WORDS

/// finely.structure.remainer

loc8maidstone.co.uk

CONTACT THE AGENTS



RICHARD SETON-CLEMENTS
07710 319 574
Richard.SetonClements@cbre.com

ANNA WORBOYS
07447 928 239
anna.worboys@cbre.com



MARK COXON
07969 973 809
mcoxon@caxtons.com

JAMES SQUIRE
07464 627 302
jsquire@caxtons.com

A DEVELOPMENT BY

Clearbell

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. reachmarketing.co.uk 37730 March 2024