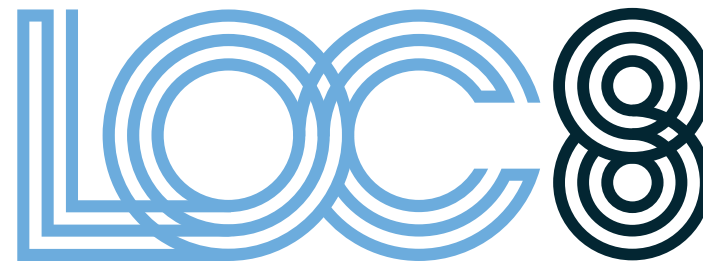


50%
PRE-LET

ASHFORD RD · MAIDSTONE · ME17 1XG



PHASE 2 READY TO OCCUPY Q3 2024

BRAND NEW LIGHT INDUSTRIAL & LOGISTICS UNITS

25,811 · 31,413 · 36,686 SQ FT

loc8maidstone.co.uk



**DIRECT
ACCESS TO
M20 J8**



**ESTABLISHED
LOCATION**



**GRADE-A
SPECIFICATION
UNITS**



INDICATIVE CGI



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 25,811, 31,413 and 36,686 sq ft.

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

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	m	m			
A1	23,431	2,177	2,380	221	25,811	2,398	9	25	3	38	170
A2	18,481	1,716	2,220	206	20,701	PRE-LET	9	25	2	29	110
A10	33,351	3,098	3,335	310	36,686	3,408	9	30	4	44	210
A11	28,543	2,652	2,870	267	31,413	2,918	9	30	4	38	170
A12	23,100	2,146	2,079	193	25,179	PRE-LET	9	30	2	40	170
A13	28,486	2,646	3,040	282	31,526	PRE-LET	9	50	3	71	120
E2	13,797	1,282	1,804	168	15,601	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



LEGEND



PHASE 1



PHASE 2



FUTURE DEVELOPMENT PLOTS

PARK ENTRANCE
Ashford Road

INDICATIVE MASTERPLAN, GOOGLE AERIAL



PHASE 1 SPECIFICATION



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

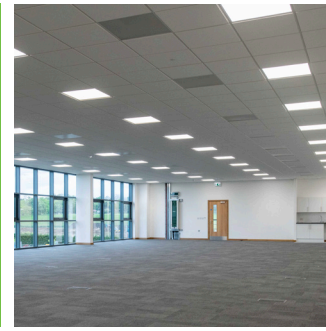
SUSTAINABILITY SPECIFICATION

BREEAM®

BREEAM
rating of
'Excellent'

A+

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



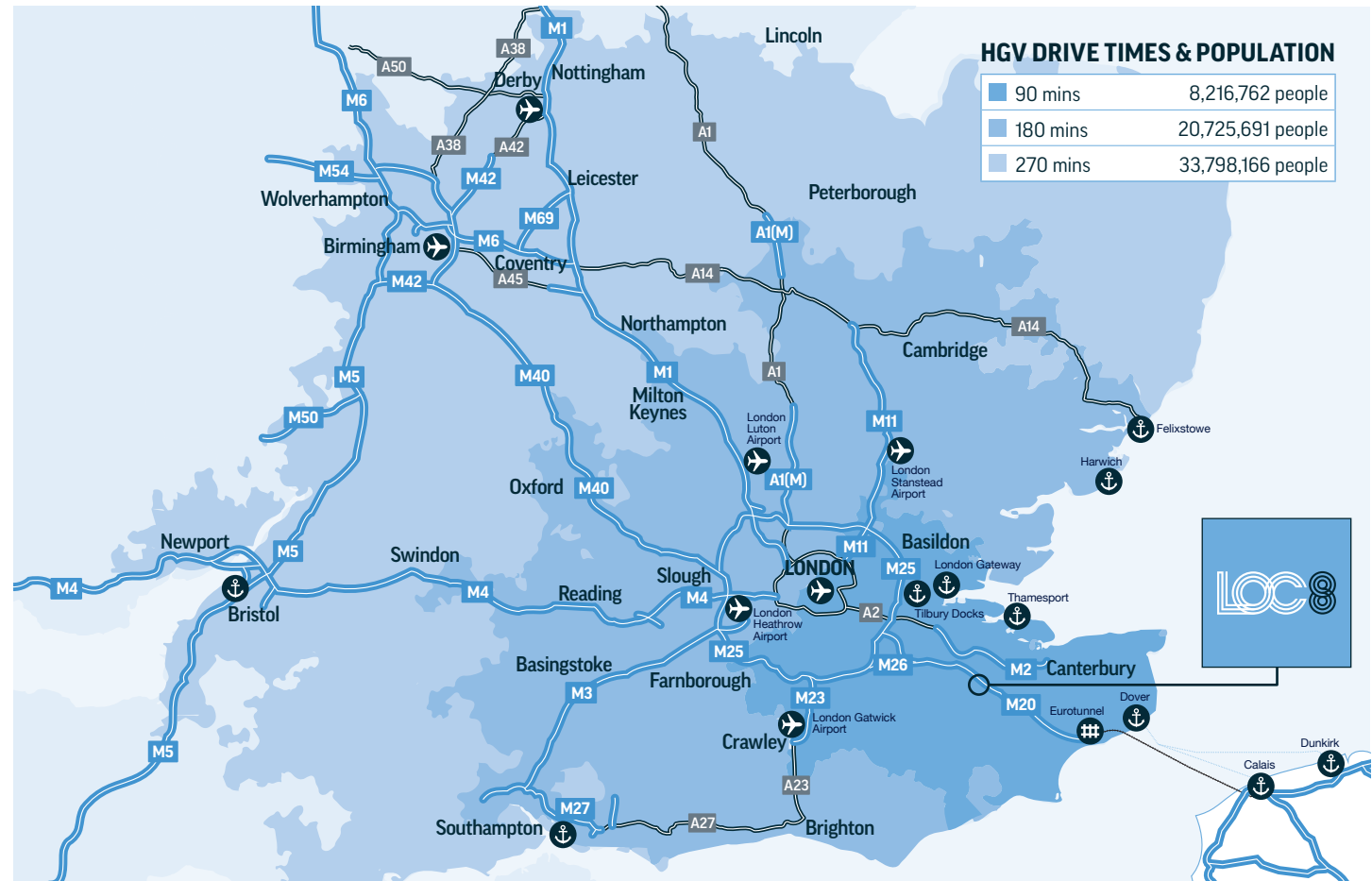
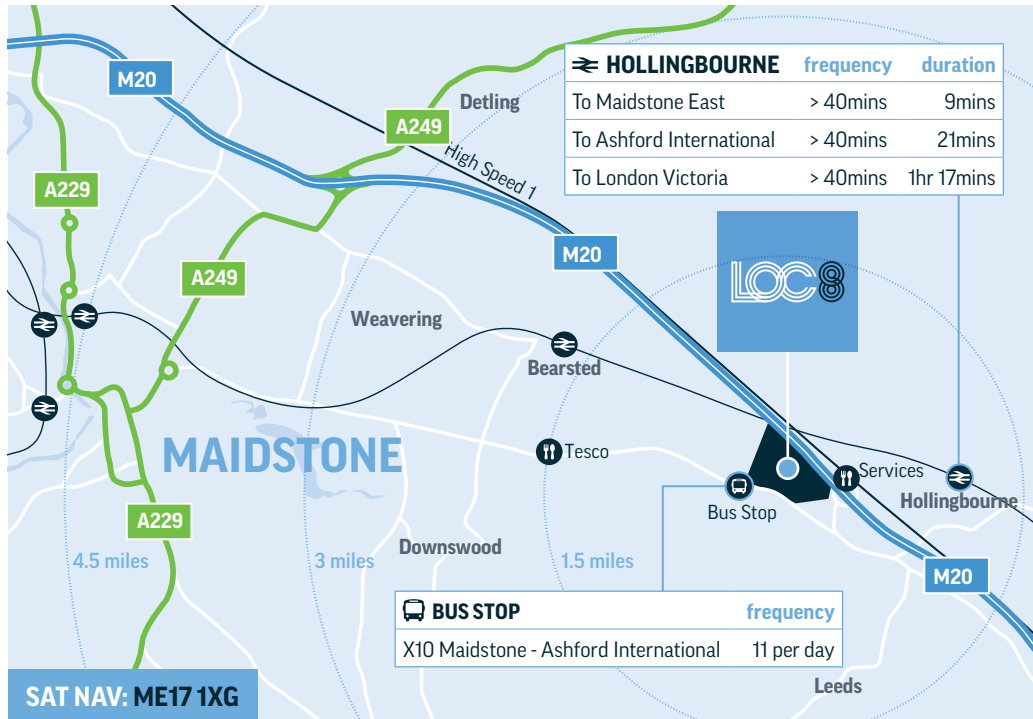
Breakout
spaces





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.remainder

loc8maidstone.co.uk

CONTACT THE AGENTS



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

NATHAN BOYLE
07554 779 939
nathan.boyle@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 38491 October 2024



Best Overall Scheme - Multi-Let Industrial Estate