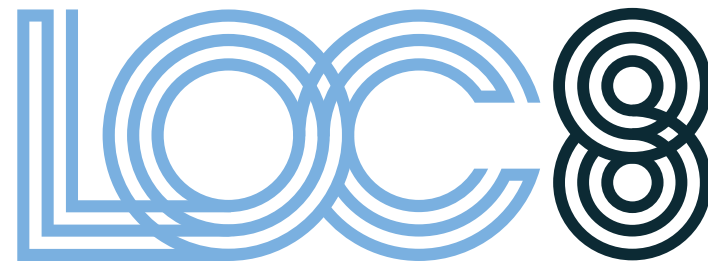


50%
PRE-LET

ASHFORD RD · MAIDSTONE · ME17 1XG



PHASE 2 READY TO OCCUPY

BRAND NEW LIGHT INDUSTRIAL & LOGISTICS UNITS

25,811 · 31,413 · 36,686 SQ FT

loc8maidstone.co.uk



**DIRECT
ACCESS TO
M20 J8**



**EPC A+ &
BREEAM
EXCELLENT**




**GRADE-A
SPECIFICATION
UNITS**




Strategically located on J8 of the M20


Grade-A light industrial & logistics buildings


Ready to occupy

M20/J8

FUTURE DEVELOPMENT PLOT

PARK ENTRANCE
Ashford Road

UNIT E2
Pre-Let

FUTURE DEVELOPMENT PLOTS

UNIT A1
Available

UNIT A13
Pre-Let

UNIT A11
Available

UNIT A2
Pre-Let

UNIT A10
Available

UNIT A12
Pre-Let

INDICATIVE CGI



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.

 WATCH OUR VIDEO

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	23,431	2,177	2,380	221	25,811	2,398	9	25	3	38	170
A2	16,481	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:

va-Qtec

Amaro

NRS
Healthcare

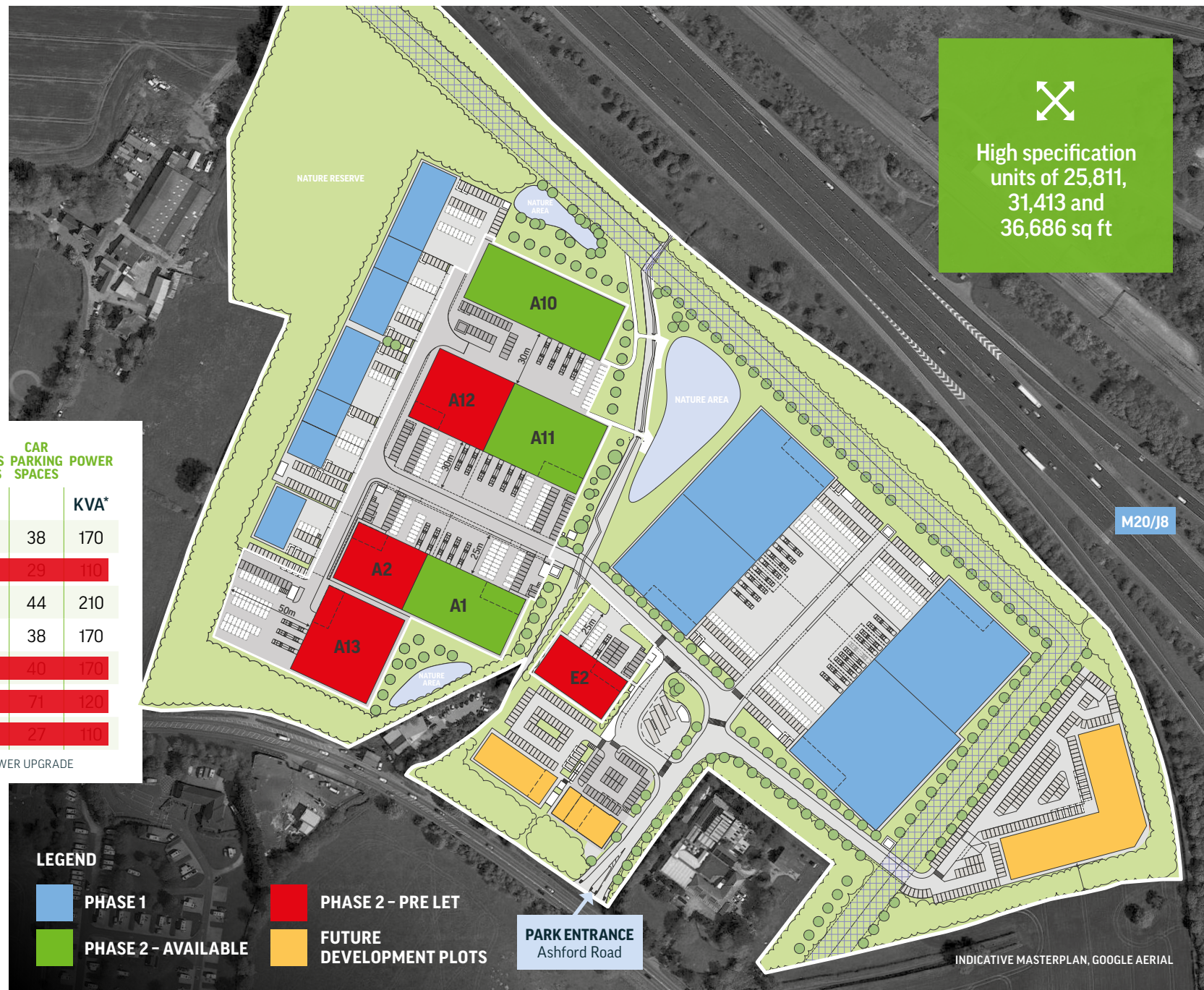
zehnder
group

HITACHI

UK GREENTECH

AT&T

HUWS & GRAY



High specification units of 25,811, 31,413 and 36,686 sq ft

M20/J8

LEGEND

PHASE 1

PHASE 2 - PRE LET

PHASE 2 - AVAILABLE

FUTURE DEVELOPMENT PLOTS

PARK ENTRANCE
Ashford Road

INDICATIVE MASTERPLAN, GOOGLE AERIAL




High quality architecture



PHASE 1 SPECIFICATION



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®

'Excellent'
Rating

A+

EPC rating



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



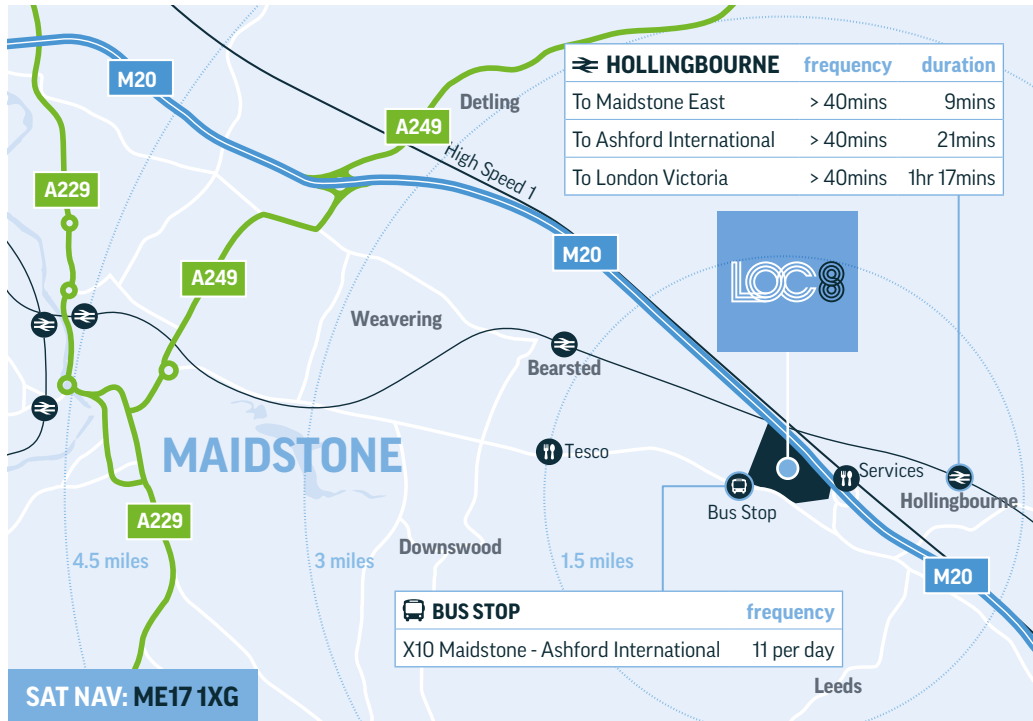
Breakout
spaces



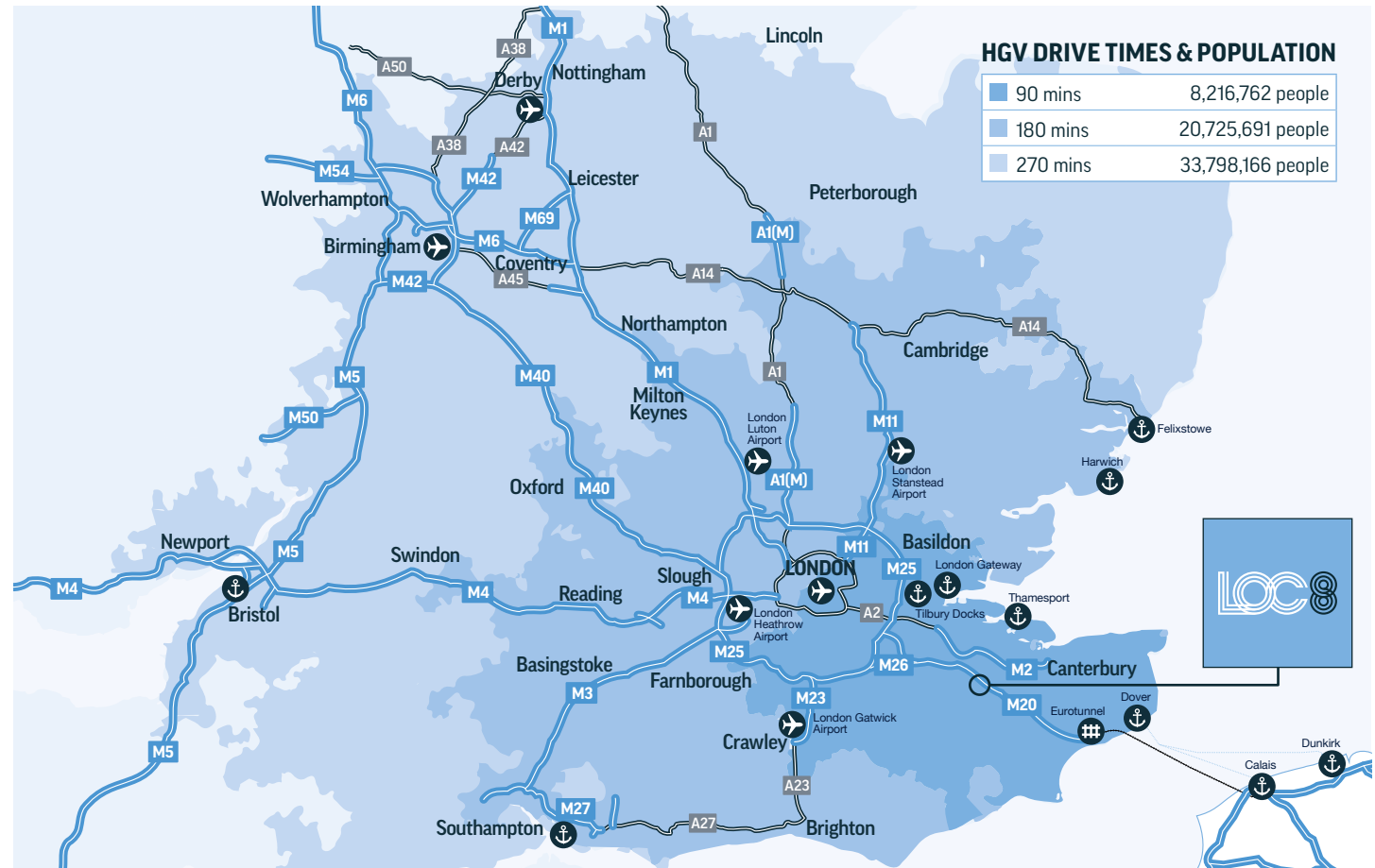


Situated on J8 of the M20

REGIONAL & INTERNATIONAL CONNECTIONS



SAT NAV: ME17 1XG



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



BUS
A dedicated LOC8 electric bus service runs between LOC8 and Maidstone East 6 times a day.

SOURCE: WWW.DRIVETIMEMAPS.CO.UK



Ashford Road
Maidstone
Kent
ME17 1XG

WHAT3WORDS

/// finely.structure.remainer

loc8maidstone.co.uk

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A DEVELOPMENT BY

Clearbell

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IAS industrial
agents
society

Awards
2024
WINNER

Best Overall Scheme - Multi-Let Industrial Estate