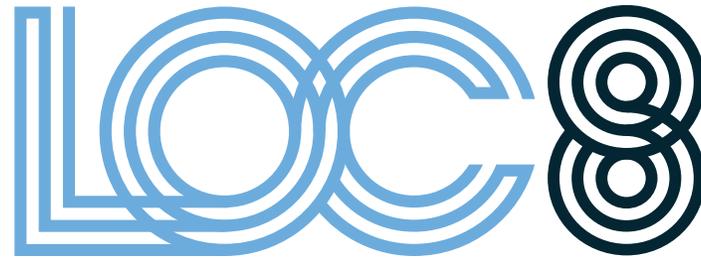


**JUST  
2 UNITS  
REMAINING**

ASHFORD RD · MAIDSTONE · ME17 1XG



**PHASE 2** READY TO OCCUPY

**BRAND NEW LIGHT INDUSTRIAL & LOGISTICS UNITS**

**31,413 · 36,686 SQ FT**

[loc8maidstone.co.uk](http://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

FUTURE DEVELOPMENT PLOTS

UNIT E2  
Pre-Let

UNIT A1  
Let

UNIT A13  
Pre-Let

UNIT A2  
Pre-Let

UNIT A11  
Available

UNIT A12  
Pre-Let

UNIT A10  
Available

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 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](http://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	18,481	1,716	2,220	206	20,701	1,922	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	2,340	9	30	2	40	170
A13	28,486	2,646	3,040	282	31,526	2,928	9	50	3	71	120
E2	13,797	1,282	1,804	168	15,601	1,450	9	25	2	27	110

ALL MEASUREMENTS ARE GEA AND ARE ILLUSTRATIVE ONLY.

\* BEFORE 2 MVA POWER UPGRADE

## OCCUPIERS AT LOC8 INCLUDE:



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

M20/J8

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/m<sup>2</sup> 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

# 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



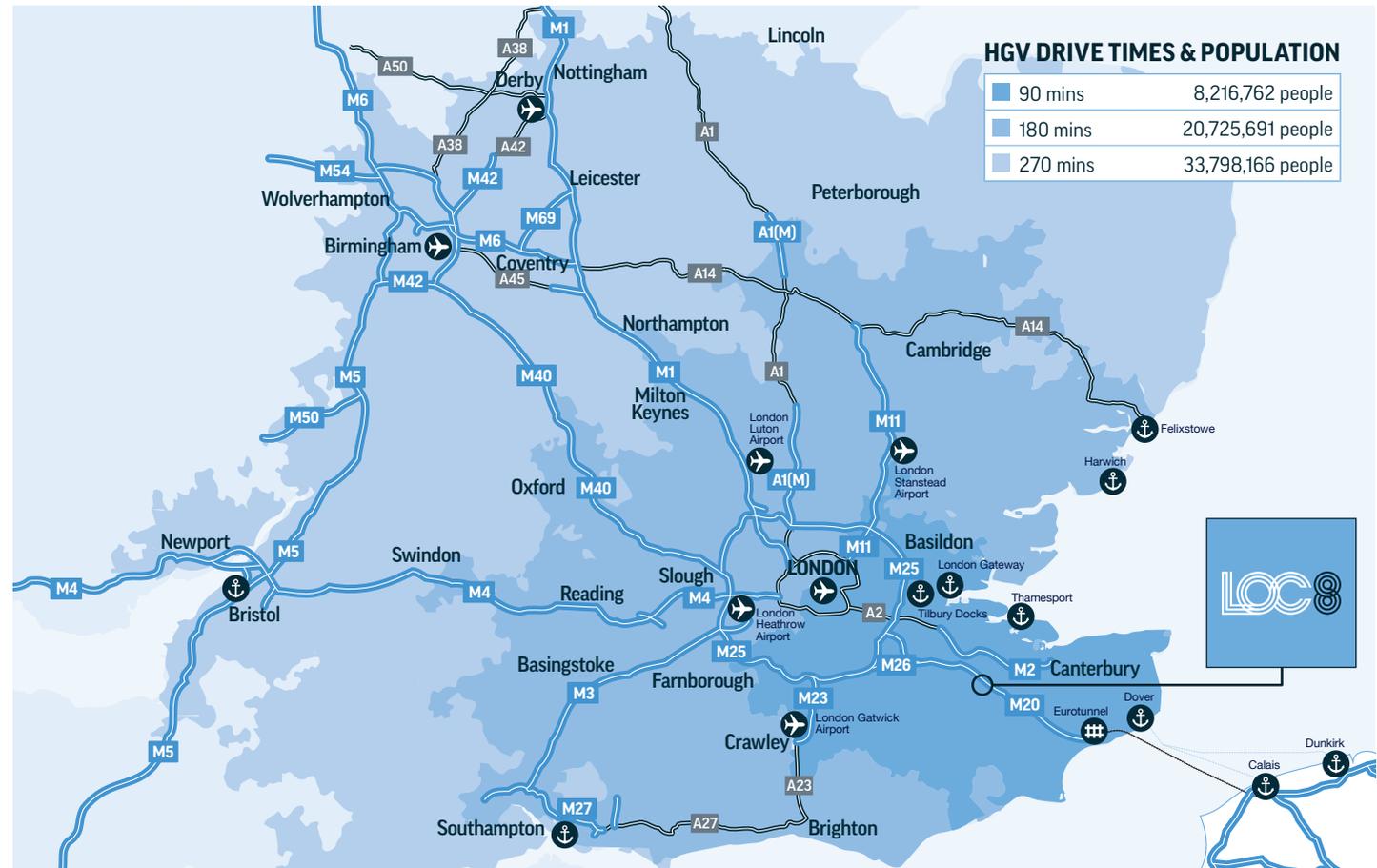
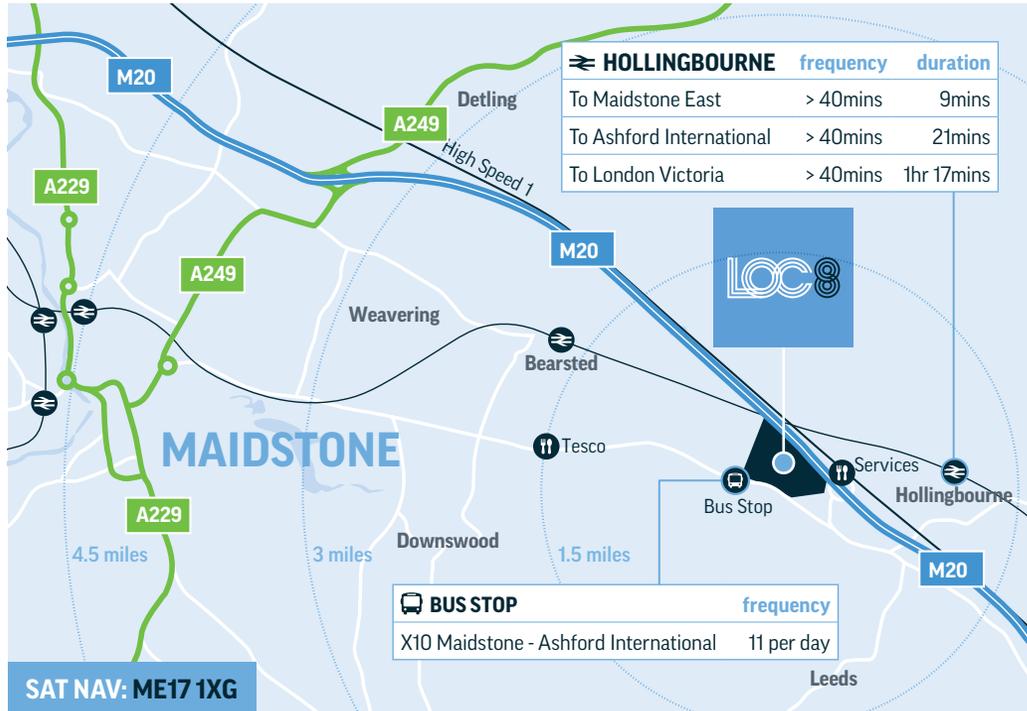
Breakout  
spaces





Situated on  
J8 of the M20

# REGIONAL & INTERNATIONAL CONNECTIONS



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](http://loc8maidstone.co.uk)

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**IAS** industrial  
agents  
society

Awards  
2024  
WINNER

Best Overall Scheme - Multi-Let Industrial Estate