

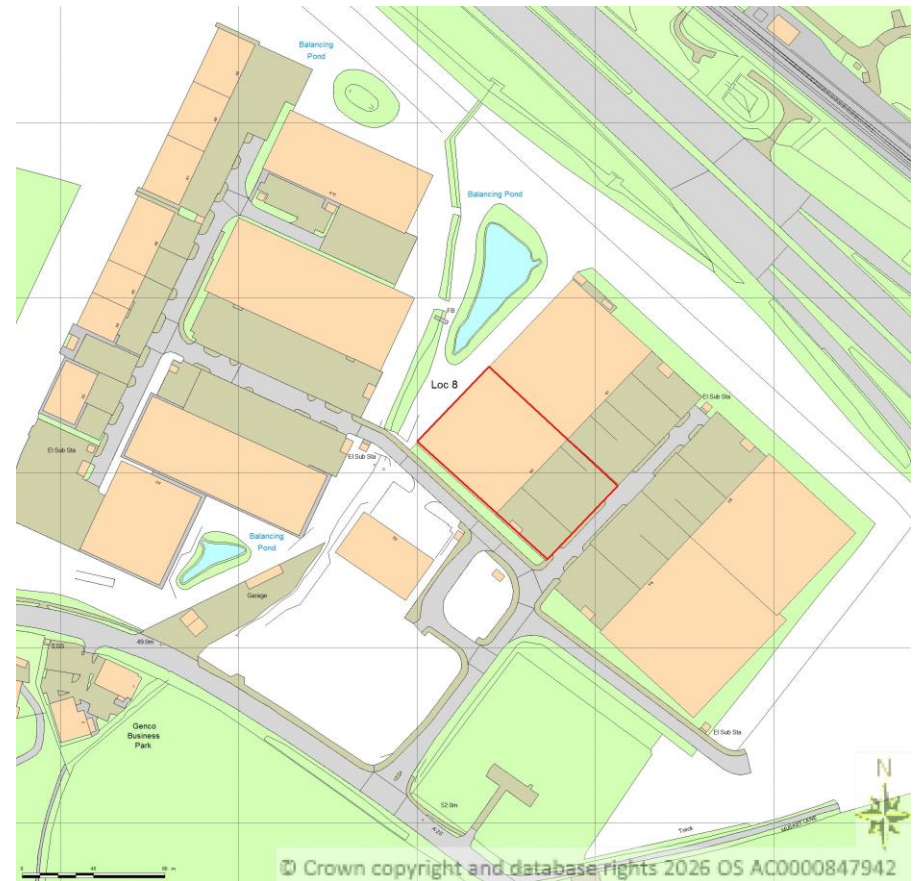
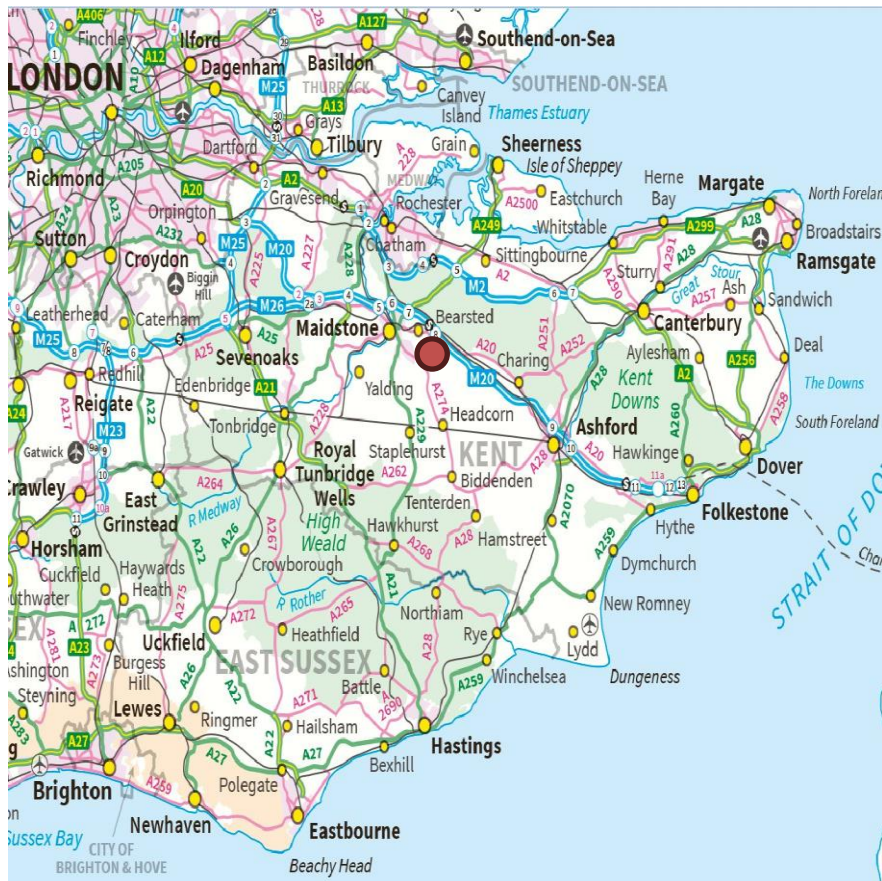


40,009 - 43,898 sq ft (3,716.8 - 4,078.1m²)

GRADE A WAREHOUSE/DISTRIBUTION SPACE

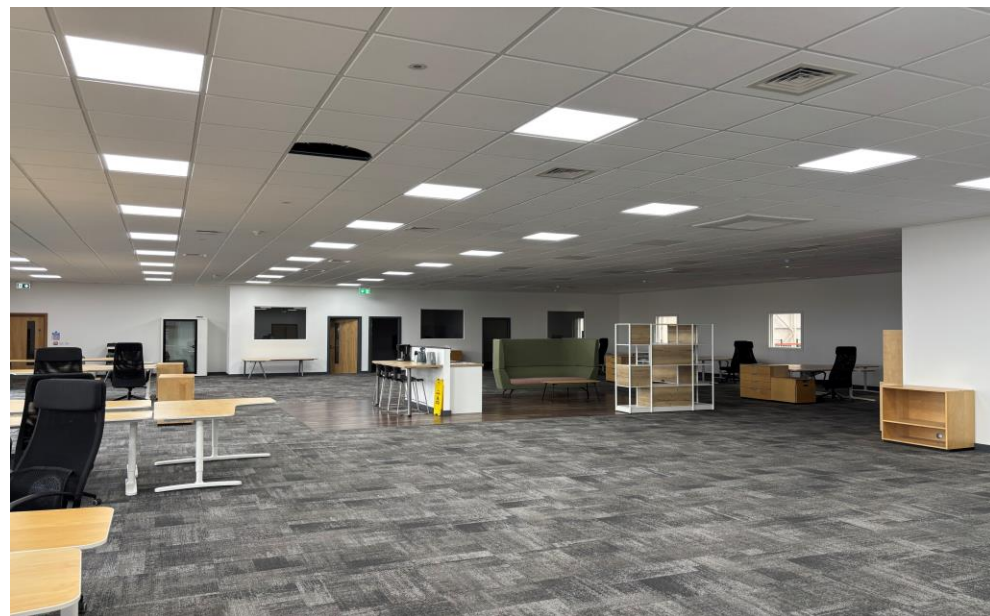
TO LET

UNIT B2 LOC8, ASHFORD ROAD, MAIDSTONE, KENT, ME17 1WR



LOCATION

Loc8 is situated next to J8 M20 which provides excellent access to the Channel Tunnel, the Ports of Dover & Sheerness, the M25/ Dartford Crossing and the national motorway network



DESCRIPTION

A prominent warehouse/distribution unit developed in 2023 with extensive offices and ancillary space added as part of the current tenant's fit out.



SPECIFICATION

Warehouse

- 9m internal eaves
- One dock and 3 level access doors
- 40m service yard
- 50kN/m floor loading

Offices

- Raised access floors
- VRF simultaneous heating & cooling
- Passenger lift
- Designated separate car parking

Sustainability

- EPC Rating A+ (-7)
- Solar PV
- Electric car charging points
- LED lighting
- Cycle parking and shelters



ACCOMMODATION

AREA GEA	As Built sq ft	As Built m ²	As Is* sq ft	As Is* m ²
Ground Floor				
Warehouse	35,782	3,324.14	29,620	2,751.70
Office/Ancillary	808	75.06	6,970	647.51
Bike Storage	338	31.04	338	31.04
First Floor				
Office/Ancillary	3,081	286.22	6,970	647.51
TOTAL	40,009	3,716.83	43,898*	4,078.12*

* Part of the ground and first floor offices/ancillary space was built as part of the current tenant's fitout. If necessary, in order to facilitate an incoming tenant's requirements, these areas can be reduced in order to increase the size of the warehouse



Tenure

The unit is currently held under the terms of a 15 year FRI lease expiring in April 2028 at a passing rent of £420,094.50 per annum (£10.50 psf based on the property as built and subject to review in April 2028). There is further rent review and tenant only break in April 2033.

The property is available to let either by means of an assignment of the current lease or by a new underlease on terms to be agreed.

Business Rates:

The unit has a current rateable value of £412,500 with rates payable for 2026 /27 of £198,000

Service Charge:

A service charge is payable for the maintenance of the estate common parts. Details available on request



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