



Unit **B2**

AT LOC8

40,009 – 43,898 sq ft
(3,717 – 4,078 sq m)

GRADE A WAREHOUSE/
DISTRIBUTION SPACE
TO LET

Unit B2 Loc8 Ashford Road
Maidstone Kent ME17 1WR

A prominent Grade A warehouse/
distribution unit, situated in an
established business location
adjacent to Junction 8 of the M20.

Secure yard





DESCRIPTION

Developed in 2023, Unit B2 has extensive offices and ancillary space added as part of the tenants fit out.



ACCOMMODATION

AREA GEA	As Built sq ft	As Built sq m	As Is* sq ft	As Is* sq m
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.



SPECIFICATION

Warehouse



9m internal eaves



One dock and 3 level access doors



40m secure 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



LOCATION

Unit B2 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 wider national motorway network.

The LOC8 shuttle bus is a dedicated, fully electric passenger transport service connecting the LOC8 business park to Maidstone East Train Station and Maidstone town centre.

DRIVE DISTANCES	miles
M20 J8	0.7
M25 J3	23
Ashford	15.7
Dover	37

HOLLINGBOURNE	frequency	duration
To Maidstone East	> 40mins	9mins
To Ashford International	> 40mins	21mins
To London Victoria	> 40mins	1hr 17mins

BUS STOP	frequency
10X Maidstone - Ashford International	11 per day



TENURE

The unit is held upon a 15 year FRI lease expiring in April 2038 at a passing rent of £420,094.50 per annum exclusive (£10.50 psf based on the property as built), subject to a rent review in April 2028 and 2033. There is also a tenant only option to break the lease in April 2033.

The property is available to let upon the basis of an assignment or by a new underlease upon 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.

CBRE

020 7182 2000
www.cbre.co.uk

Chris Knight
07872 822528
chris.knight@cbre.com

Nathan Boyle
07554 779939
nathan.boyle@cbre.com



Tim Bishop
07808 328051
tim.bishop@bishopwhitehead.co.uk