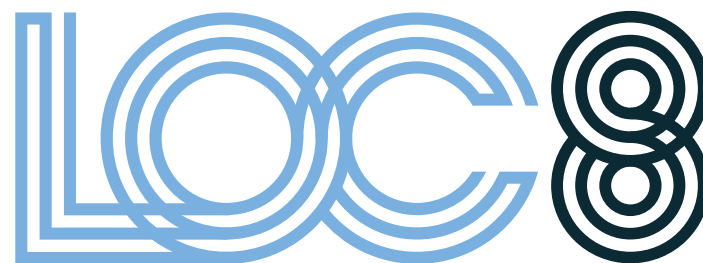


50%
PRE-LET

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



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 | 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:

va-Qtec

Amaro

NRS
Healthcare

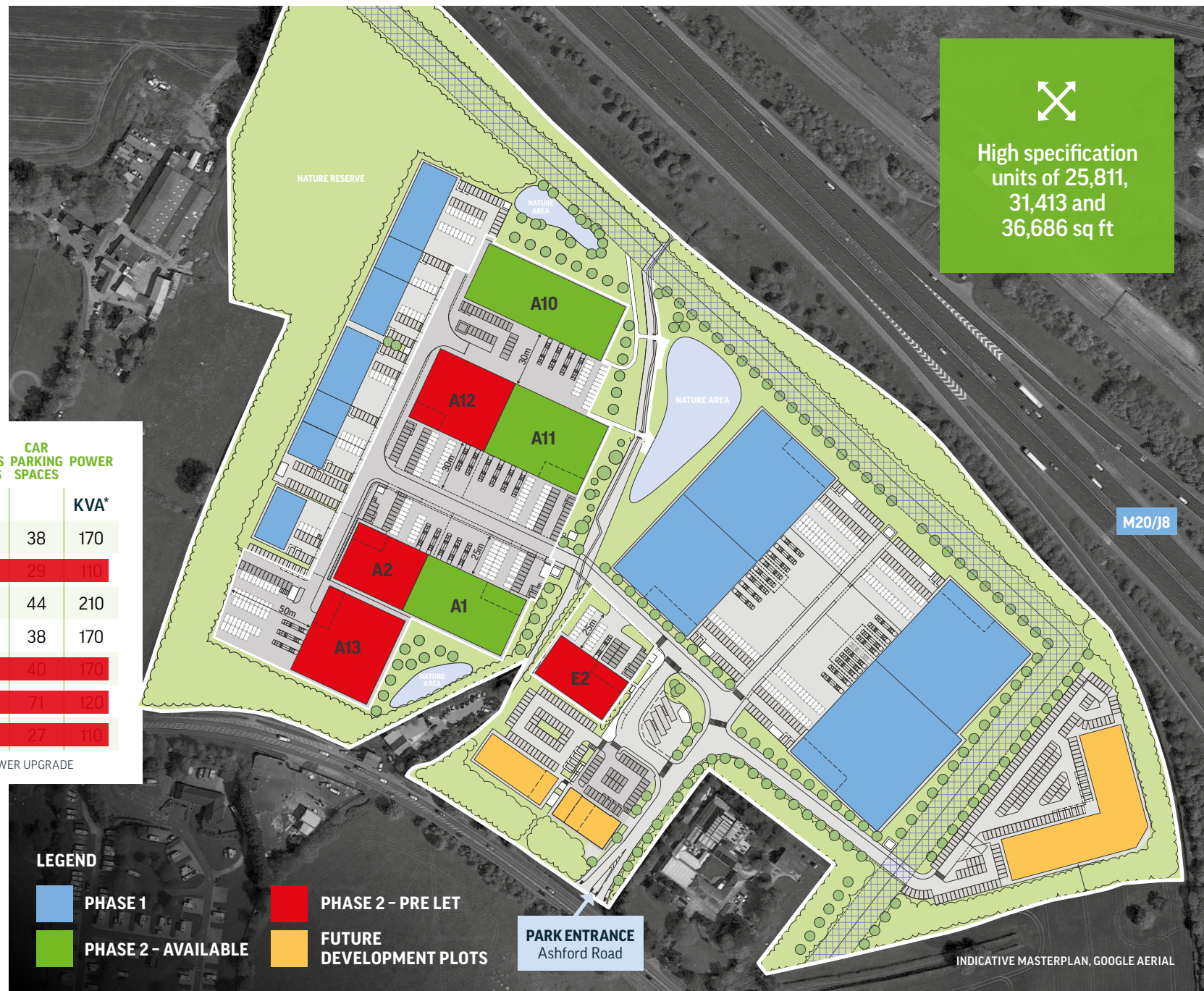
zehnder
group

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 - AVAILABLE



PHASE 2 - PRE LET



FUTURE
DEVELOPMENT PLOTS

PARK ENTRANCE
Ashford Road

INDICATIVE MASTERPLAN, GOOGLE AERIAL



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



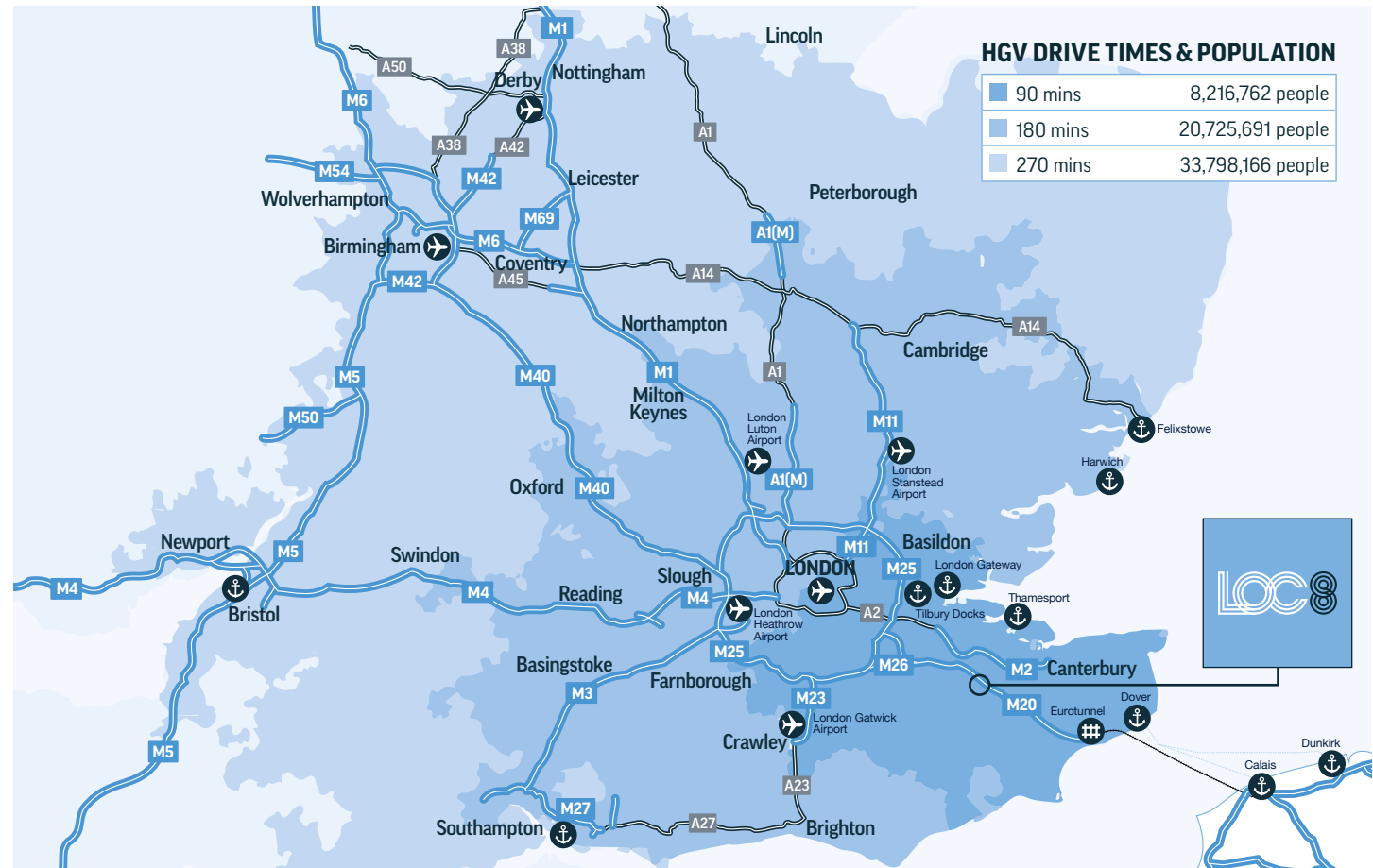
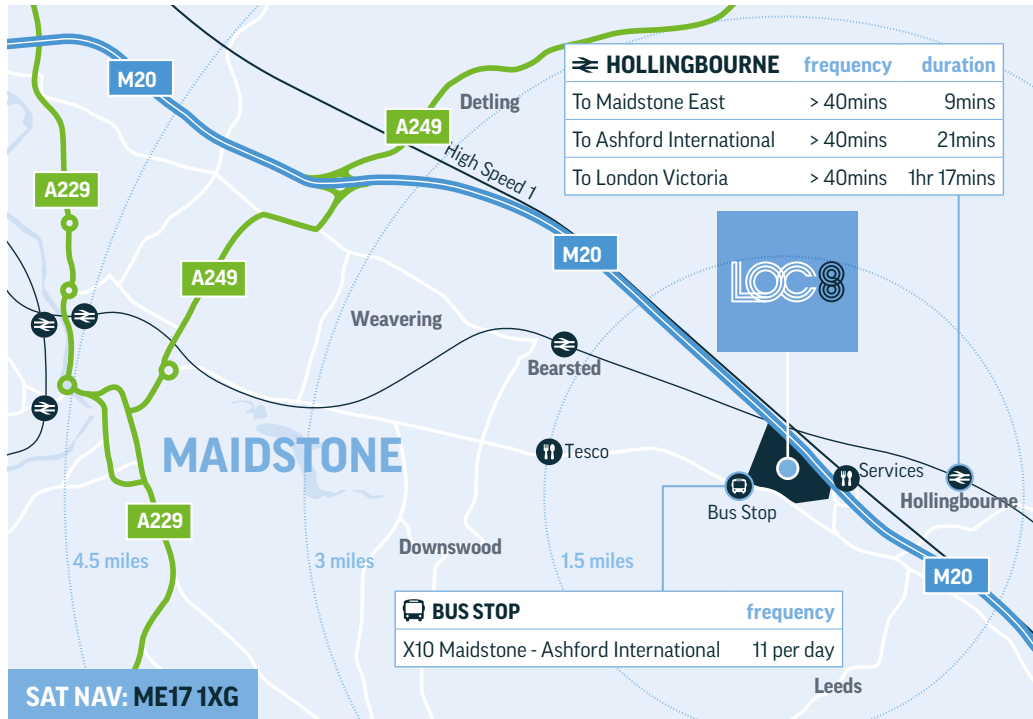
Breakout
spaces





Situated on
J8 of the M20

REGIONAL & INTERNATIONAL CONNECTIONS



| 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 |



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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Best Overall Scheme - Multi-Let Industrial Estate