

Unit A7, LOC 8 Business Park

Ashford Road, Hollingbourne, Maidstone, Kent, ME17 1WR



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Industrial / Trade Counter / Warehouse TO LET

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Key Features

- Minimum 6m Internal Eaves Height
- Trade Counter / Curtain Glazing
- Located on J8 of the M20 Motorway
- Yard & Parking
- EPC A
- Passenger Lift

Description

PRIME HIGH SPEC INDUSTRIAL / TRADE COUNTER UNIT AVAILABLE -- TO LET BY LEASE ASSIGNMENT (NEW LEASE MAY BE AVAILABLE)

Located on the prime new industrial estate of LOC 8 on Junction 8 of the M20 Unit A7 is available by way of an assignment, sub-lease or new lease available by negotiation.

The unit provides high quality industrial accommodation with fully serviced space, a minimum 6m internal eaves height, level access loading door, 50 kN/m floor loading and 10% to 15% roof lights. The accommodation includes first floor Category A offices, with entrance reception, suspended ceilings, passenger lift, fitted kitchen and toilet facilities. Externally, the unit benefits from a service yard, allocated car parking, curtain glazing, glass entrance canopy, curved roof profile and landscaped surroundings.

The scheme has been designed with sustainability in mind, targeting BREEAM "Very Good" and EPC "A" ratings, with highly insulated construction, efficient LED lighting, office heating and cooling systems, water saving sanitary ware, cycle parking, EV charging points and provision for solar PV.



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Accommodation

The unit is an end of terrace unit benefitting from 6m clear eaves height with single electrically operated shutter door and glazed curtain providing trade counter use. There is a separate personnel entrance into the reception lobby with stairs and lift up the the first floor which has open plan offices to grade A specification plus fitted kitchen and wc's.

Externally there are 10 marked car parking spaces plus additional yard / loading area of 18m depth, both areas with independent vehicular access.

The property has been measured on a Gross Internal Area Basis (GIA) as follows:

Area	Sq M	Sq Ft
Ground Floor Warehouse	747.00	8,041
First Floor Offices	83.00	893
Total GIA	829.97	8,934

- 6m Eaves
- Air Conditioning
- Yard & Parking
- Curtain Glazing
- Grade A Spec Offices
- Passenger Lift

Rateable Value

RV £104,000 @ 48.0p in the £

Rates payable £49,920 for the year 2026/27

Passing Rent

£114,074.25 per annum, exclusive

Terms

The property is available by way of a Lease Assignment of the 10 year lease expiring 30th June 2033. there is a tenant break clause and rent review on 1st July 2028. The passing rent is £114,074.25 per annum (£12.77 psf).

We are advised that the Landlord may consider a simultaneous surrender of the existing lease and grant of a new lease on fresh terms, to be negotiated.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Rating A (19)

Legal Costs

Each side to bear its own legal and professional costs

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Location

LOC8 is prominently situated on Ashford Road, immediately adjacent to Junction 8 of the M20, providing excellent access to Maidstone, the wider Kent road network, London, the M25, Ashford, the Channel Tunnel and Port of Dover.

The scheme forms part of an established commercial location, with surrounding industrial, logistics and business occupiers, and benefits from direct access from Ashford Road in a modern business park environment.

There is a dedicated LOC8 electric bus service to service the estate from the local amenities and Maidstone town centre.

What3Words Location:- <https://w3w.co/thundered.decrease.quilting>

For all Viewings and Enquiries contact:



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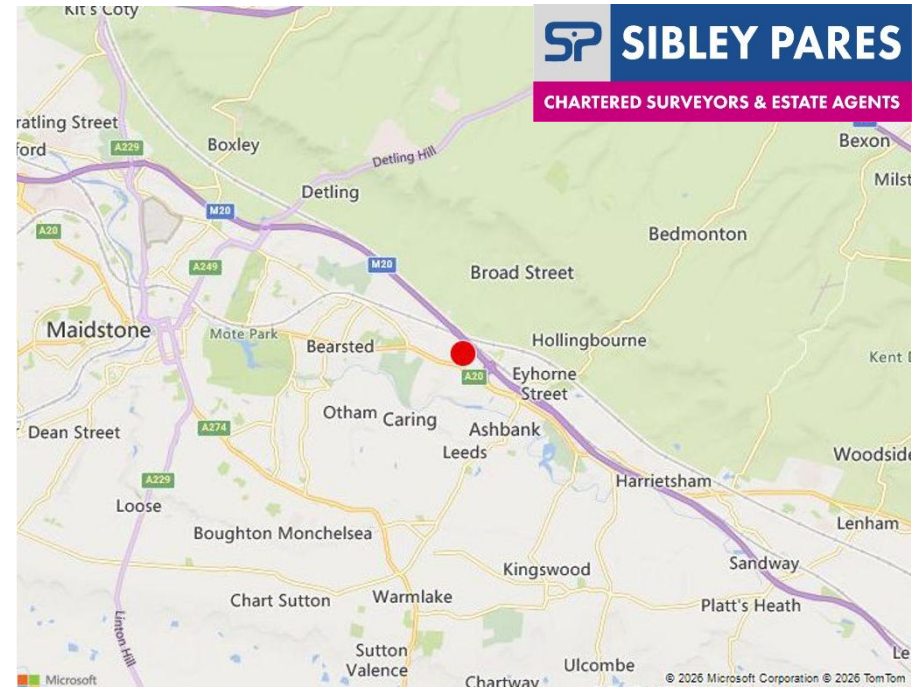
CHARTERED SURVEYORS & ESTATE AGENTS

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Or via our Joint Agents, Caxtons

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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