

# HIGH SPEC INDUSTRIAL SPACE - TO LET

26 Hollingworth Court  
Ashford Road,  
Maidstone  
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## Unit A7, LOC 8 Business Park, Ashford Road, Hollingbourne, Maidstone, Kent, ME17 1WR

8,934 sq ft (830 sq m)

- ▶ Minimum 6m internal eaves height
- ▶ Raised access flooring
- ▶ Suspended ceilings
- ▶ Fitted kitchen and toilets



## 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.

## Description

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, 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, with yard depths across the scheme ranging from 18m to 29m. 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.

## Tenure

Rent on application.

## Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## Rates

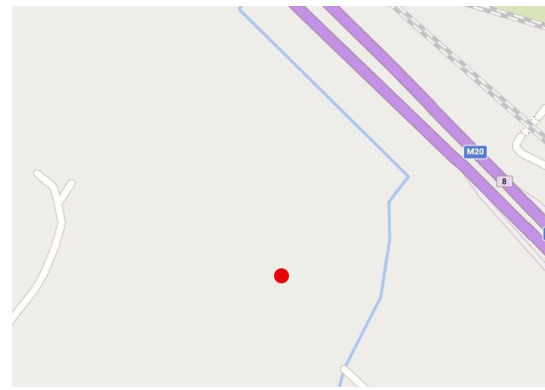
According to the Valuation Office Agency website the property's description is "Warehouse and Premises" and the Rateable Value is £104,000. For information regarding business rates please visit Gov.uk.

## Legal Costs

Each party is to be responsible for their own legal costs.

## EPC

A



## Viewing

By appointment, please contact:  
Mr Mark Coxon  
mcoxon@caxtons.com

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