

ARC Aylesford, Holborough Road, Aylesford, Kent ME6 5SZ

Campus of Industrial and Warehouse Space On A Secure Site Comprising Two Adjoining Units and a Detached Unit
Units B & C – 39,367 sq ft and Unit D – 18,606 sq ft on a Site of Approximately 2.5 Acres – Available Together or Separately



Description

ARC Aylesford comprises a modern development completed in 2021 that provides a range of high-quality logistics units plus a Costa Coffee and McDonald Drive Thru. On offer are units B&C which are configured as a single unit 39,367 sq ft plus Unit D, a detached unit of 18,606 sq ft all within a site of approximately 2.5 acres including a secured yard of 1.1 acres. The units offer modern, well specified accommodation built with 10m eaves with 3,800 sq ft of additional offices space installed by our client in Unit B & C, 30 - 35m yards and a power supply of 150 KVA in D with both B and C having 200 KVA each. The units have been enhanced by the current occupiers with high quality welfare, office and breakout spaces, meeting rooms, kitchens, lockers and WC facilities that are available to new tenants. The units are also avail as B & C, or D or all three subject to negotiation.

Unit B & C	Area (Sq. ft.)	Area (Sq. M.)
Warehouse/Ind	32,153	2,987
1 st Floor Offices / Studio	7,214	670
TOTAL	39,367	3,657

Unit D	Area (Sq. ft.)	Area (Sq. M.)
Warehouse/Ind/Recep	16,182	1,503
1 st Floor Offices	2,424	225
TOTAL	18,606	1,728

Unit B/C/D	Area (Sq. ft.)	Area (Sq. M.)
Warehouse	49,462	4,595
1 st Floor Offices	9,638	895
TOTAL	57,976	5,386

All areas are quoted approximate GIA



Arc Logistics Park combines grade-A warehouse units with an adjacent Ecology Park to create an enhanced logistics development with 'green' breakout space. The Ecology Park includes; wildflower grassland maximising biodiversity, that included the installation of a butterfly bank to promote priority species and habitat piles to provide habitat for invertebrate species.

Sustainable features include photovoltaics on every building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Natural light flooding through large windows combined with generous roof-lights in the warehouse reduces the amount of energy needed for lighting - and makes the buildings a more pleasant space to work in.

Location

ARC is strategically located off the A228 provided fast access to both the M20, M2 and M25 motorways, essential for distribution and logistics companies serving London and the wider South East. The Channel Tunnel, and Kent Ports are all within an hour's drive, providing access to Europe and beyond. With 35 million people living within 4.5 hours'

ARC boasts strong public transport links, Snodland railway station 1.1 miles away, and local bus routes close by, plus on site food facilities provided by McDonald's and Costa.

Larkfield and Snodland as a strategic location has attracted both National and local occupiers that include Swegon, Amazon, Brakes, BT, DFS, Dixons KnowHow, DPD, Euro Car, Parts, Kier, Polypipe, SIG, Tesco, Waitrose, Marley and XPO.

EPC

Unit D – Rating A – 18 A
 Unit B and C – Rating A – 25A

Service Charge

The current service charge for the units is as follows:
 Unit B and C – 2025/26 Budget £0.70p psf.
 Unit D - 2025/26 Budget £0.70p psf.

Rates

Unit B Rateable Value - £230,000
 Unit C Rateable Value - £192,000
 Unit D Rateable Value - £163,000



Road Link	Distance
M20 (J4)	2.7 miles
M2 (J2)	3.8 miles
M25 (J5)	15.2 miles
Dartford Crossing	16.4 miles
Dover Port	49 miles
Channel Tunnel	46 miles

Units B&C

Terms

Units B & C have an existing 15 year FRI lease which expires 07/07/2036 at passing rent of £368,719.50 pax (£10.00 per sq ft on the base unit / £9.37 per sq ft on the unit with tenants extended offices.)

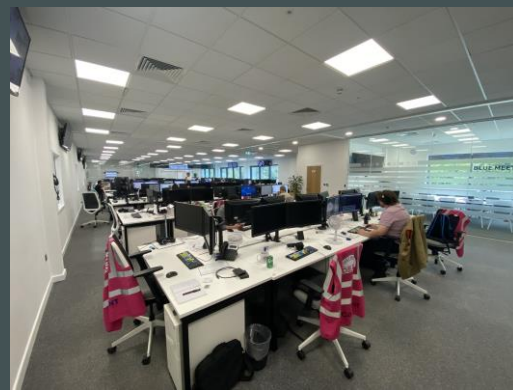
There is a tenant break and an upward only rent review on the 7th July 2026 and 2031.

The current tenants have extended the offices, which will be excluded from the lettable area offering an occupier an occupational savings for the remaining term of the lease.

Service Charge for the 25/26 year is £0.70p psf and is also subject to a cap.

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Warehouse/Ind	32,153	2,987
1 st Floor Offices / Studio	7,214	670
TOTAL	39,367	3,657

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Specification

- 10m Eaves
- Kitchen/Locker Room
- Solar Panels
- Prominent Frontage
- Secure Yard
- EV Charging Points
- High Quality Offices
- Air Conditioned Offices
- 35m Yard Depth
- 48 Car Parking Spaces
- 5 Level Access Loading Doors
- Racked Warehouse (Available to purchase)
- 400 KVA
- EPC A Rating

Unit D

Terms

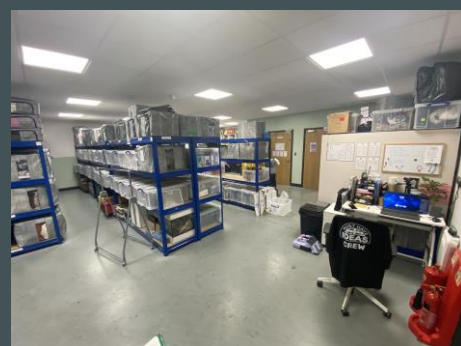
Unit D is held on an existing 15 year FRI with a schedule of condition sub-lease which expires 01/09/2036 at passing rent of £206,164.00 pax which equates to £10.75 per sq ft on the original base unit GEA of 19,178 sq ft. The lease is granted Outside the Act,

There are upward only rent on the 2nd September 2026 and 2031 with the rent at the next review to increase to a maximum of £12.43 per sq ft and the 2031 review £14.41 on the base unit. This is considered substantially below current market rents offering an occupier substantial savings over the remaining term of the lease and rent certainty.

Service Charge for the 25/26 year is £0.70p psf.

Unit D	Area (Sq. ft.)	Area (Sq. M.)
Warehouse/Ind/Recep	16,182	1,503
1 st Floor Offices	2,424	225
TOTAL	18,606	1,728

All areas are quoted approximate GIA



Specification

- 10m Eaves
- Kitchen/Breakout Area
- Solar Panels
- Prominent Frontage
- Secure Yard
- EV Charging Points
- High Quality Offices
- Air Conditioned Offices
- 30m Yard Depth
- 15 Car Parking Spaces
- 2 Level Access Loading Doors
- Racked Warehouse (Available to purchase)
- 150 KVA
- EPC A Rating



For further information or if you wish to arrange a viewing, please contact Sole Agents:

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Viewings strictly by appointment only.

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