

Industrial To Let / Leases For Assignment



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

Industrial and Warehouse Space On A Secure Site Comprising Two Adjoining Units Available As A Whole or individually.
Offering Units of 15,318sqft, 24,976 sqft & 40,294 sq ft – Available April 2026



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 40,294 sq ft within a secure site. 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, 35m yards and a power supply of 200 KVA each in Units B and C. 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 available together or separately subject to negotiation.

Unit B & C	Area (Sq. ft.)	Area (Sq. M.)
Warehouse/Ind	32,960	3,062
1 st Floor Offices / Studio	7,334	681
TOTAL	40,294	3,743
Doors	5	400KVA

Unit B	Area (Sq. ft.)	Area (Sq. M.)
Warehouse/Ind/Recep	19,483	1,810
1 st Floor Offices	5,493	510
TOTAL	24,976	2,320
Doors	3	200KVA

Unit C	Area (Sq. ft.)	Area (Sq. M.)
Warehouse	13,477	1,252
1 st Floor Offices	1,841	171
TOTAL	15,318	1,423
Doors	2	200KVA

All areas are quoted approximate GEA



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.

Rates

Unit B Rateable Value - £230,000

Unit C Rateable Value - £192,000



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 excluding with tenants extended offices.

There is a tenant break on the 7th July 2031, 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.

The units combined are offered either on assignment of the unexpired term of the lease at the passing rent or alternatively each unit can be offered on a new sub-lease for a term expiring 6th July 2031 at an open market rent.

Service Charge

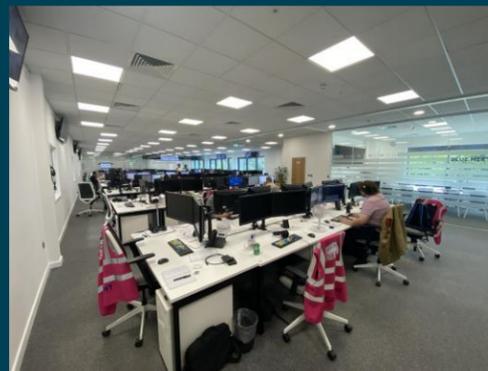
Service Charge for the 25/26 year is £0.70p psf and is also subject to a cap.

All areas are quoted approximate GIA



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





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

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Viewings strictly by appointment only.

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