

# POWERHUB 2

St Peter's Street, Maidstone, Kent ME16 0ST

COMING  
LATE 2026

To be redeveloped and  
refurbished.

Town Centre development  
of four trade counter units and  
industrial open storage yard.

Units from

**529 – 2,266 sq m**

(5,694 – 25,177 sq ft)

**Yard 1.20 acres**

(0.48 hectares)

# TO LET







## LOCATION

Powerhub 2 is a trade/warehouse/ storage/ leisure premises in Maidstone town centre. The M20 J6 is approximately 2.5 miles to the north accessed via the A229 dual carriageway.

Maidstone town has three railway stations, the principal service (from Maidstone East) provides regular services to London Victoria station with a journey time of approximately 1 hour.

For location click line or copy & paste to your browser  
<https://what3words.com/email.energy.energy>





## POWERHUB 2

OPEN STORAGE

### ACCOMMODATION (GIA)

|              | sq ft         | sq m         |
|--------------|---------------|--------------|
| Unit 1       | 7,535         | 700          |
| Unit 2       | 5,694         | 529          |
| Unit 3       | 5,694         | 529          |
| Unit 4       | 6,254         | 581          |
| <b>Total</b> | <b>25,177</b> | <b>2,339</b> |

### DESCRIPTION

The premises comprises an attractive multi bay building. Salient features as follows;



Large town centre site



Three phase power



Approx. 5.0m eaves height



Concrete screed floors



Steel shutter loading doors



Allocated parking



Electric vehicle charging



Cycle Parking



Target EPC B



Suitable for a variety of uses – trade counter/warehouse/retail/leisure



Easy walking distance to Maidstone East and Maidstone Barracks train stations



Concrete surfaced, fenced, open storage site

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## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering regulations, we must undertake full identity verification checks on all tenants where the rent exceeds 10,000 euros per month. In the event a proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## BUSINESS RATES

To be re-assessed following refurbishment works.

## LEGAL COSTS

Each party to bear their own costs.

## TERMS

New full repairing and insuring leases, with terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

To be re-assessed following refurbishment works.

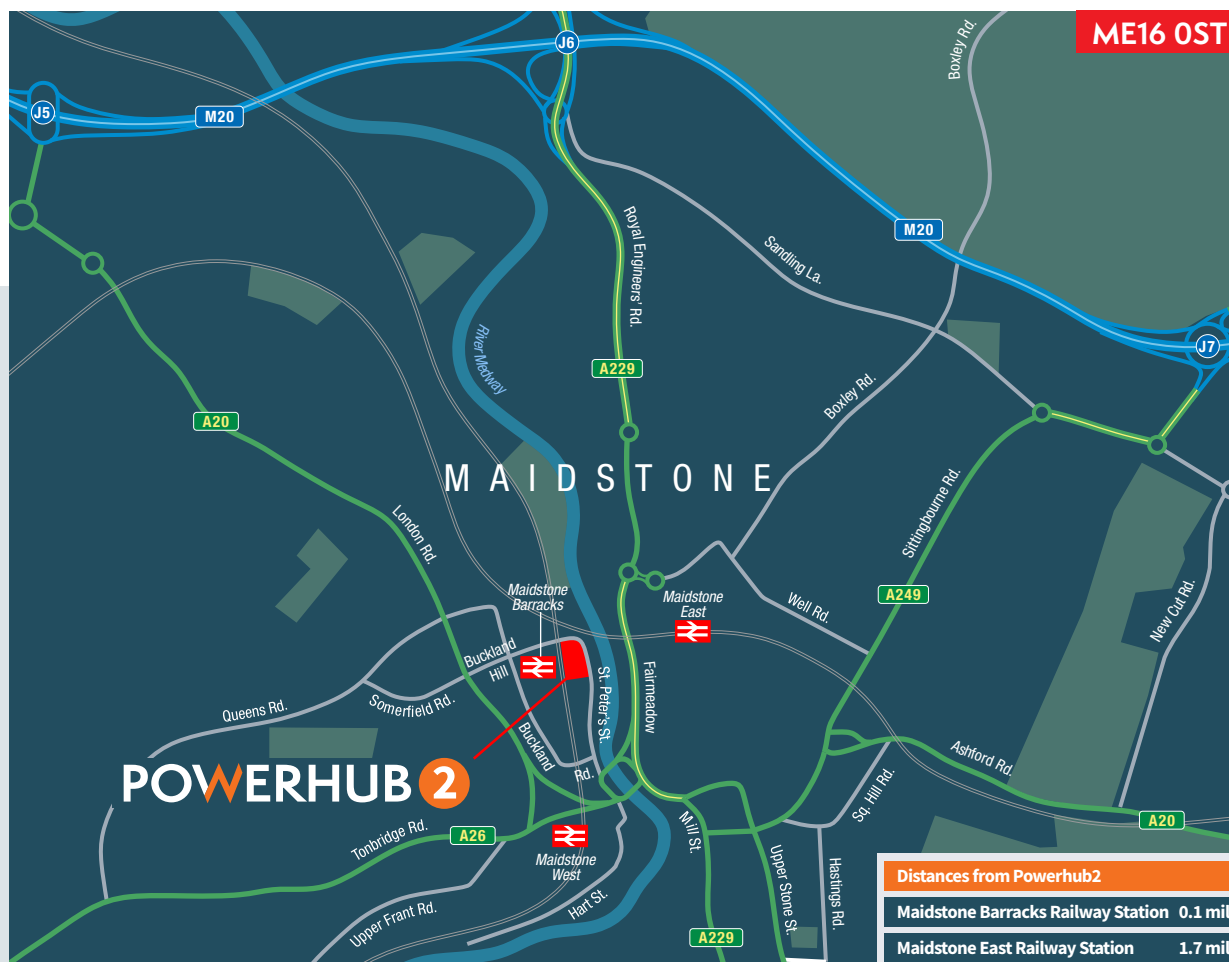
## RENT

**Warehouse/ Trade Counter Units** - £15.00 psf per annum exclusive

**Industrial Open Storage Yard** - £3.00 psf per annum exclusive

## VAT

The property is elected for VAT.



## VIEWING

Strictly by appointment through the joint sole agents:-

**Phil Hubbard:** 07921 212430  
phil.hubbard@sibleypares.co.uk

**Richard Turnill:** 07764 476915  
richardturnill@watsonday.com



### Distances from Powerhub2

|                                    |            |
|------------------------------------|------------|
| Maidstone Barracks Railway Station | 0.1 miles  |
| Maidstone East Railway Station     | 1.7 miles  |
| M20 J6 via A229                    | 2.1 miles  |
| M20 J5 via A20                     | 2.5 miles  |
| M20 J7 via A249                    | 2.8 miles  |
| Channel Tunnel                     | 34.7 miles |
| Gatwick Airport                    | 38.1 miles |
| Dover Ports                        | 44.2 miles |

On the instructions of

