



TO LET

2,368 Sq Ft

- Available Immediately with Early Incentives
- Brand-New Refurbished Units - Move-In Ready
- 4.5m High Electric Loading Doors
- 5m Eaves Height
- Modern Specification - LED Lighting, Mezzanines & Fibre
- Prime Park Farm Location - M20 (J13) & A259 Access

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 7, FOLKESTONE TRADE PARK, PARK FARM ROAD, FOLKESTONE, KENT, CT19 5EY

Available immediately, with early incentives available.

Unit 7 provides approximately **2,368 sq ft** of newly refurbished industrial / warehouse accommodation at **Folkestone Trade Park**, a comprehensively redeveloped trade and warehouse estate in the established Park Farm industrial area.

The estate has recently undergone a major refurbishment programme, delivering upgraded building fabric, services and yard areas. The unit forms part of a newly reconfigured scheme providing flexible accommodation suitable for trade, storage or light industrial use.

The accommodation benefits from a modern specification including an electric loading door of approximately **4.5m high**, an eaves height of approximately **5m**, LED lighting, mezzanine accommodation, 3-phase power and fibre connectivity.

Externally, the estate benefits from a refurbished and resurfaced yard with extended hardstanding and improved circulation, supporting loading, servicing and day-to-day business operations.

Location

Folkestone Trade Park is situated within the established **Park Farm industrial area**, one of Folkestone's main commercial locations.

The estate is accessed directly from **Park Farm Road**, which connects to the **A259 and M20 Junction 13**, providing fast access to **Ashford, Dover and the wider South East**.

Nearby occupiers include **Screwfix, Howdens, Toolstation and Euro Car Parts**, reinforcing the area's strong trade and industrial focus.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **2,368 sq ft (220 sq m)** of light industrial / warehouse accommodation.

VAT

VAT may be applicable.

Planning Information

The property is suitable for trade, storage or light industrial use, subject to lease terms and any necessary consents.

Services

The property benefits from **3-phase power**, fibre connectivity, new individual water connections and drainage improvements. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

£2377.45 Per Annum

Additional Information

Rent

£27,232 Per Annum

EPC

Class B (45)

Viewing

Strictly by appointment through Petchey Holdings.

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