



Trade Counter/Warehouse Unit To Let – 4,209 sq ft

LOCATION

Folkestone is a popular and historic town on the Kent coast, located approximately 19 miles south of Canterbury and 15 miles south east of Ashford. Folkestone continues to benefit from excellent connectivity, with easy access to major road networks and the Channel Tunnel, making it an ideal base for both local trade and wider distribution.

The subject property is on Park Farm Road, the principal trade location within Folkestone and close to the M20. The unit is in close proximity to a number of national brands such as **Screwfix**, **SIG**, **Easy Bathrooms**, **Plumb Base**, **Rexel** as well as **Benchmark** adjacent, and a number of independent businesses nearby.

ACCOMMODATION

The unit is arranged over ground floor, with the following approximate net internal floor area:-

Gross Internal Area	391 sq m	4,209 sq ft
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The subject property benefits from 8 parking spaces and a lockable loading yard to the front, providing a combination of security, accessibility, and practicality. The space is well-suited for vehicle parking, trade counter use, and efficient loading, with direct access into the unit.

TERMS

The property is available by way of an assignment of the existing lease, or a new lease at a commencing rent of **£40,000 pa**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£39,000
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Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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