

Park Farm Close, Folkestone, CT19

For Sale - £375,000



, 3274 sq. feet (304.16 sq. meters), Light Industrial

Description

The premises are situated on the Park Farm Industrial Estate on the outskirts of Folkestone with easy access onto Junction 13 of the M20 motorway and within close proximity to the Channel Tunnel terminal. Folkestone town centre is approximately one mile to the south with Dover and Ashford approx. 8 miles and 13 miles away respectively.

Park Farm is the principal location for retail warehouses such as Sainsburys, Halfords, Wickes and B&M. Folkestone is located on the south east coast of Kent and has a population of around 50,000.

Excellent communications to Europe provided by the Eurotunnel terminal at Cheriton less than three miles away and from the Port of Dover approximately 8 miles away. London can be accessed via the M20 or London St Pancras in under 1 hour via High Speed 1.

The property is a 3274 sq ft warehouse which has been maintained to a good standard. The warehouse is approx 300 sq m and is of part brickwork and part cladding, the property

has the benefit of a lobby which leads to a staff room and a disabled w.c and w.c. The lobby leads into the warehouse which has an approx eaves height of 6m. There is a manual roller shutter of 4.3m (width) x 4.6m (height).

The warehouse has a mezzanine which is used for storage and an office. The office has no carpet but benefits from a suspended ceiling with LED lighting and UPVC windows. The warehouse also benefits from three phase electricity and PV panels on the roof which are owned by the adjacent property.

Ground

Lobby 12.92 sq m 139.04 sq ft

Kitchen 10.86 sq m 116.87 sq ft

WC's 7.95 sq m 85.51 sq ft

Warehouse 169.23 sq m 1820.91 sq ft

First

Office 22.46 sq m 241.62 sq ft

Store 8.16 sq m 87.80 sq ft

Mezzanine 72.79 sq m 783.25 sq ft

Total 304.37 sq m 3274.99 sq ft

The property is occupied under a lease from 29th November 2019 for a term of 7 years at a current rent of £20,000 per annum excl VAT. The lease is due to expire in November 2026 with the market rent in the region of £22,000 per annum.

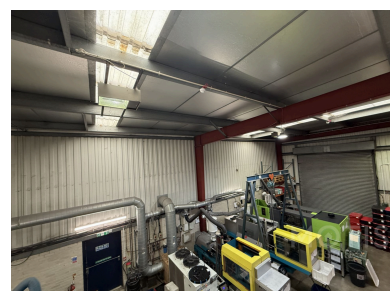
There is parking with the property from 3/4 spaces.

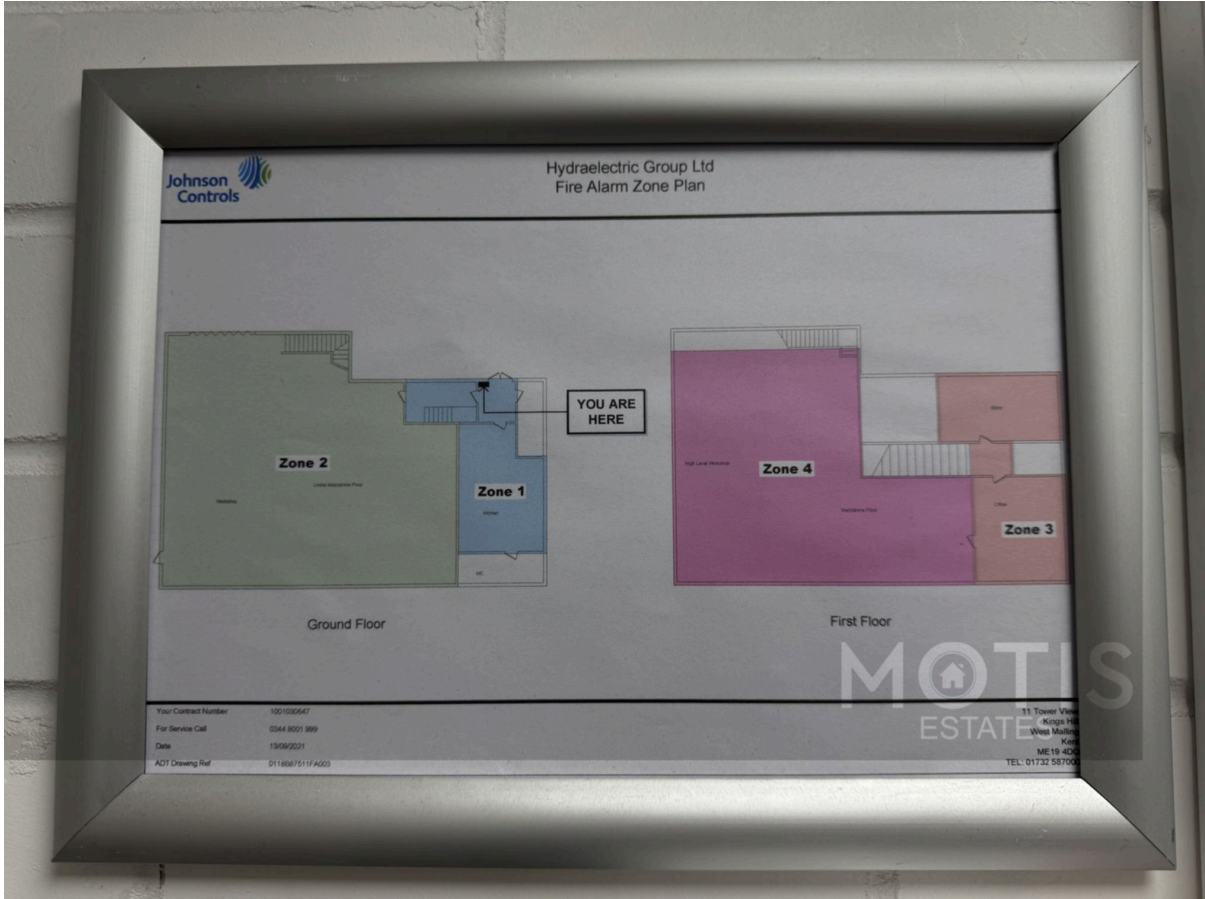
EPC: 95 (D) valid until November 2029.

For further information, please contact Motis Estates Chartered Surveyors on 01303 212020.

SUBJECT TO CONTRACT

This firm operates a Complaints Handling Procedure, details of which are available upon request





Contact

Reference: MOTIS_007380

A: Motis Estates

T: 01303 212020

E: sales@motis-estates.com

IMPORTANT NOTICE FROM MOTIS ESTATES

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.