



## 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, PARK FARM ROAD, PARK FARM INDUSTRIAL ESTATE, FOLKESTONE, KENT, CT19 5EY

\*\*\*AVAILABLE IMMEDIATELY - EARLY INCENTIVES AVAILABLE\*\*\*

Folkestone Trade Park comprises ten industrial/warehouse units of steel portal frame construction with part brick and block elevations, surmounted by new profiled steel cladding beneath a new Kingspan composite roof incorporating approximately 15% roof lights.

The estate has recently undergone a comprehensive redevelopment programme, delivering high-quality trade and warehouse accommodation with upgraded building fabric, services, and yard layout.

Nine units have been newly reconfigured - several of which are already under offer - providing flexible accommodation suitable for trade, storage, or light industrial use.

### Specification

#### External:

- New Kingspan composite roof with roof lights and rainwater goods
- New profiled steel cladding to elevations (half-clad design)
- Nine new electric loading doors (approx. 4.5m high)
- New openings for doors and windows
- External floodlighting and new unit numbering throughout
- Refurbished yard with extended hardstanding and improved circulation

#### Internal:

- Full strip-out and refurbishment throughout
- New internal party walls and nine DDA-compliant WCs
- Painted warehouse floors (mid-grey finish)
- Internal cladding to elevations
- LED lighting throughout offices and WCs
- New mezzanine structures with first-floor offices and undercroft space (5kN/m load capacity)
- New finishes, small power, and heating installations

#### M&E and Services:

- 3-phase power
- New individual water connections and drainage improvements

