

Available Immediately

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

LOCATION

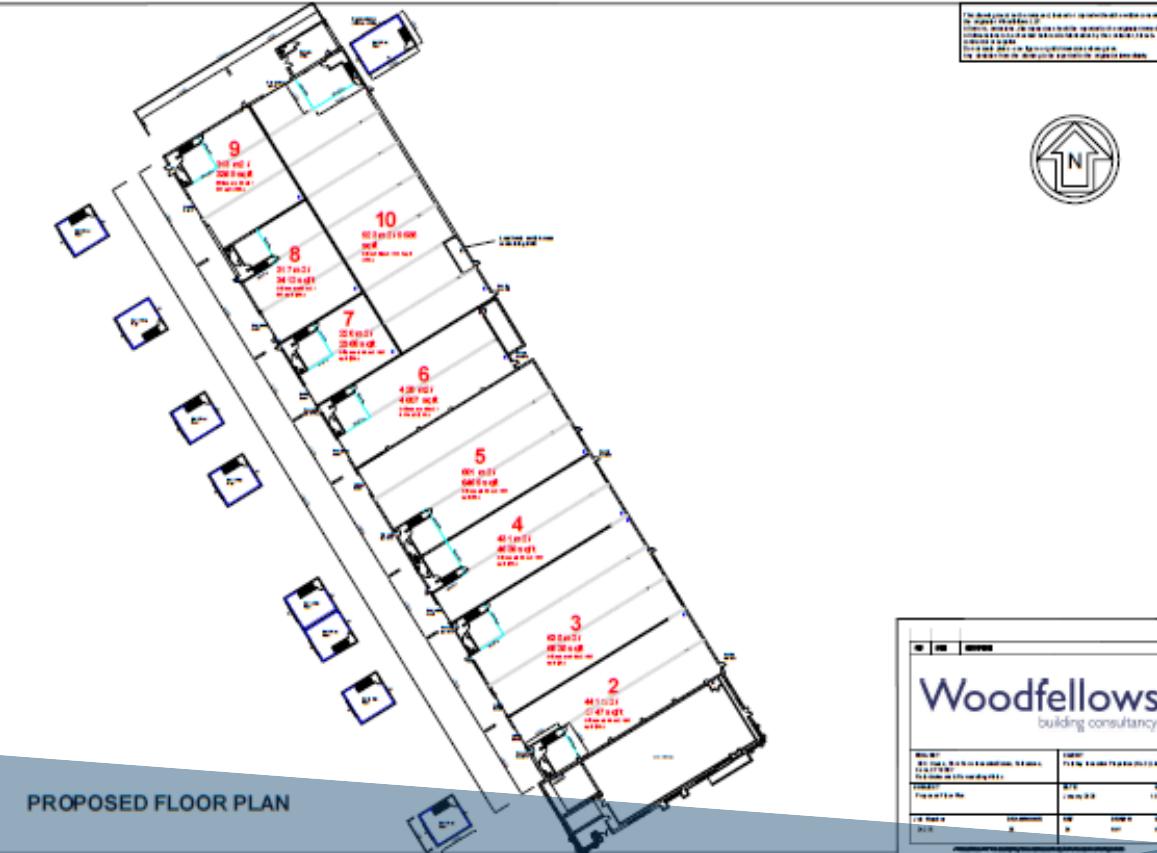
Folkestone Trade Park is situated within the established Park Farm industrial area, one of Folkestone's premier commercial locations. The estate is accessed directly from Park Farm Road, which connects to the A259 and M20 (Junction 13), providing fast access to Ashford, Dover, and the wider South East.

SPECIFICATIONS

- New Kingspan composite roof with roof lights and rainwater goods
- New proled steel cladding to elevations (half-clad design)
- Nine new electric loading doors (approx. 4.5m high)
- Refurbished yard with extended hardstanding and improved circulation
- Full strip-out and refurbishment throughout
- New internal party walls and nine DDA-compliant WCs
- LED lighting throughout offices and WCs
- New mezzanine structures with first-floor offices and undercroft space (5kN/m load capacity)
- New niches, small power, and heating installations



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ENERGY PERFORMANCE CERTIFICATE [EPC]

Class B (45)

SERVICE CHARGE

£2377.45 Per Annum

VAT

VAT will be applicable

LEGAL COSTS

Each party will bear their own legal costs.

**Unit 7, Folkestone Trade Park,
Folkestone CT19 5EY**

CONTACT

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Petchey
HOLDINGS