

Folkestone Trade Park

Park Farm Industrial Estate, Folkestone, Kent CT19 5EY



- Nine Refurbished to a Good Modern Specification
- Established Trading Location
- Modern Air Conditioned Offices
- 5.00m Eaves
- 4.50m Electric Shutter Doors

Industrial / Business Units
TO LET

2,368 – 9,935 sq ft approx.

LOCATION

The units are located on the Park Farm Industrial Estate, an established business park strategically located close to Junction 13 of the M20 motorway and being around 1 mile from Folkestone town centre.



DESCRIPTION

Folkestone Trade Park is a development offering 9 Light Industrial/ Business Units from 220.0 – 923.0 m² (2,368 – 9,935 sq ft) approx.

The accommodation comprises single storey light industrial/ warehouse units of steel portal frame construction, having brick and block elevations surmounted by new profile steel sheet cladding beneath new Kingspan composite roofs incorporating translucent panels.

The units are arranged as a mix of open stores incorporating modern air conditioned offices at first floor level totalling approximately 10% of the overall floor area.

Externally, the units benefit from loading on the hard standing to the front and allocated car parking opposite.

The estate has undergone a comprehensive redevelopment programme, delivering high-quality trade and warehouse accommodation with upgraded building fabric, services, and yard layout. The works having included the following:

Externally:

- New composite roofs.
- New profile steel clad elevations.
- New electrically operated loading doors.
- Security floodlighting.
- Refurbished yard areas with extended hardstanding.

Internally:

- Stripped and refurbished throughout.
- New party walls.
- Painted concrete flooring to a mid-grey finish.
- Internal clad elevations.
- New mezzanine structures.
- Modern air-conditioned offices.
- LED lighting throughout.
- Undercroft space with load capacity of 5kN/m².
- New DDA-compliant WCs.

M&E Works:

- 3phase electricity supplies to all units.
- New dedicated water connections.
- Drainage improvement works.
- Fibre broadband connectivity.

Yard:

- Re-profiled and resurfaced yard with asphalt finish.
- New retaining wall and excavation works to increase yard and parking areas.
- Painted and numbered car parking spaces.
- Landscaping improvements.

TERMS

The units are available to let by way of new Full Repairing & Insuring (FR&I) leases for terms to be agreed.

A full schedule of availability and quoting terms can be seen below.

BUSINESS RATES

The units are in the process of being split from the current single assessment.

Prior to figures being made available, prospective occupiers are encouraged to make their own investigations via the relevant rates paying authority.

SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate.

INSURANCE

The landlord will arrange buildings insurance with each tenant responsible for reimbursing the fair proportion of the total premium.

USE CLASS

The units are deemed suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii).

NB: Motor Trade Uses will not be considered.

EPC

Copies of the Energy Performance Certificates can be made available upon request.

FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

ACCOMMODATION SCHEDULE

The Units have the following approximate floor areas, availability and quoting rents:

Property	Area (m ²)	Area (sq ft)	Rent (£psf)	Estate Charge (£pa)	Insurance (£pa)	Availability
Unit 2	441.0	4,747	-	£4,765.95	£1,483.53	LET
Unit 3	593.2	6,385	-	£6,862.28	£2,136.06	LET
Unit 4	431.0	4,639	-	£4,657.52	£1,449.77	LET
Unit 5	601.0	6,469	£8.00 psf in Year 1 £9.00 psf in Year 2 £10.00 psf in Year 3	£6,494.82	£2,021.68	TO LET
Unit 6	428.0	4,607	-	£4,625.39	£1,439.77	LET
Unit 7	220.0	2,368	£11.50 psf	£2,377.45	£740.04	TO LET
Unit 8	317.0	3,412	£10.50 psf	£3,425.62	£1,066.31	TO LET
Unit 9	313.0	3,369	-	£3,382.45	£1,052.88	UNDER OFFER
Unit 10	923.0	9,935	-	£9,074.65	£3,104.87	LET

MISREPRESENTATIONS ACT 1967

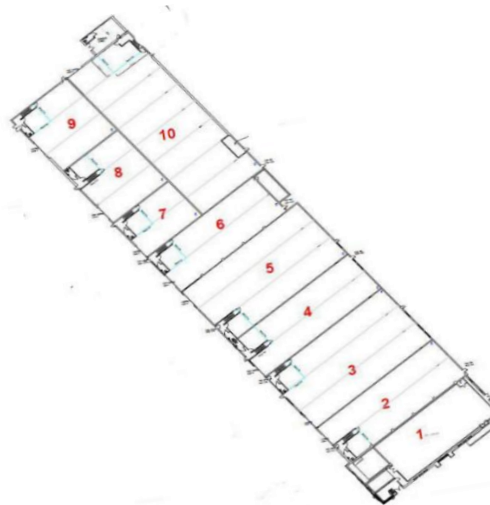
These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PLANS

Any plans provided are for indicative purposes only.

Copies of the floor plans can be made available upon request.



VIEWINGS

By appointment only via Joint Sole Agents:

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