

INDUSTRIAL PREMISES & SITE FOR SALE

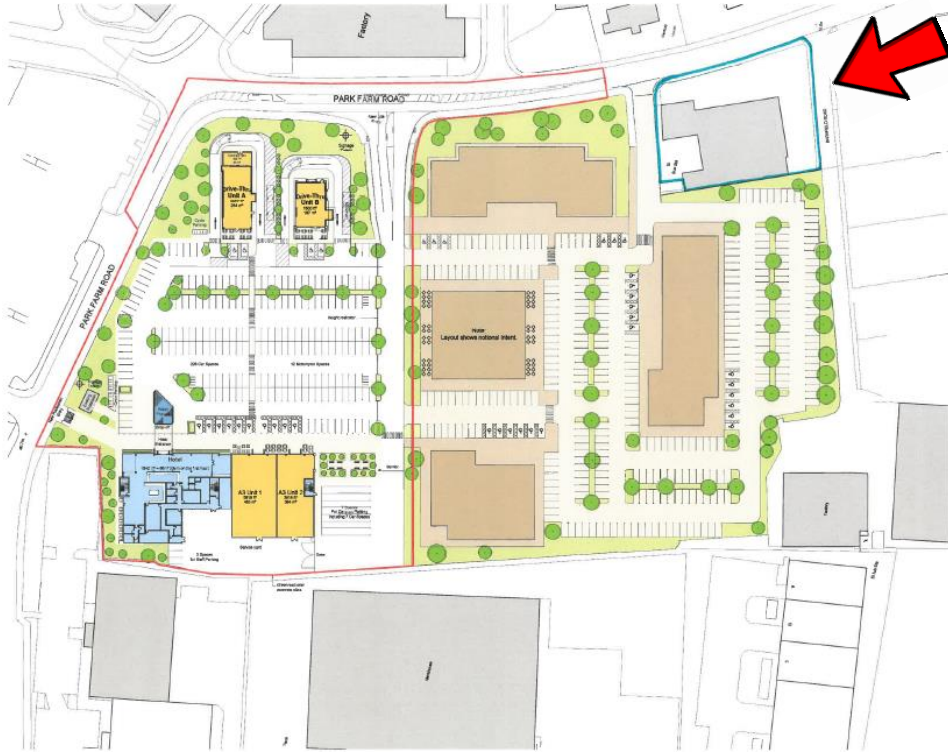


UNIT 14/14A/14B, BARNFIELD ROAD, PARK FARM IND ESTATE, FOLKESTONE, CT19 5EY

www.sibleypares.co.uk

01233 629281 enquiries@sibleypares.co.uk





Location

The property is strategically located fronting onto Park Farm Road adjacent the former Silver Spring Factory site opposite to Jenner, Park Farm Joinery and Walker construction. The site is located in close proximity to Junction 13 of the M20 motorway and the nearby Channel Tunnel Terminal.

Folkestone town centre is approximately one mile to the south, with Ashford and Dover being within approximately 13 and 8 miles respectively. Folkestone is linked to London Stratford and St Pancras via the high speed rail link with a journey time of under 1 hour from Folkestone West Station.

The warehouse is situated within the Park Farm Estate, an established location for retailers and trade counter operators. The premises are situated adjacent to Homebase and nearby retailers include Sainsburys, Halfords and Pets at Home. Other trade counter occupiers in close proximity include Screwfix, Tile Giant, Bookers, Hire Base, and Benchmarx.

Planning – Folkestone Gateway

The property is located directly adjacent to the former Silver Spring factory site which has just been granted planning consent for development. Application Y18/0066/SH was Approved with Conditions by Folkestone & Hythe District Council on 5th June 2018. Phase One consists of a mixed retail development site of 3.8 hectares containing plans for a 131 bed hotel (4,979 sq. m GIA), 2 drive thru units (451 sq. m GIA) and restaurant and café units adjacent to the hotel (847 sq. m GIA), outlined in red. As shown in the proposed plans above the available site is outlined in blue. Phase Two design proposals which would share boundaries with the subject site proposes a number of multi storey (B1a) offices premises and further A3 premises, all of which are subject to planning and agreement.



Accommodation

The warehouse is of steel portal frame construction with brick and block infill elevations beneath a part insulated pitched roof with skylights, a lean-to extension to the rear of similar construction with an adjacent single storey flat roof self-contained brick cavity unit to the side.

The premises benefits from eaves height of 3.4 metres, vehicular access to both sides extending to the rear part of the unit for loading, a prominent roadside position, large area for parking to the front, full height roller shutter to the rear and office mezzanine. The property is located with a total site area of approx. 0.6 acres.

Main Bay Warehouse	6,638 sq. ft.	(616.72 sq. m)
Lean to Warehouse	2,543 sq. ft.	(236.19 sq. m)
Single Storey Unit	1,551 sq. ft.	(144.01 sq. m)
Office Mezzanine	569 sq. ft.	(52.82 sq. m)

Gross Internal Area 11,301 sq. ft. (1,049.74 sq. m)

Price

£640,000 Freehold

Tenure

Freehold

Rateable Value

The premises are currently split in to two separate premises with rateable values of £31,750 and £10,250. The uniform business rate multiplier for the year 2020/21 is 49.9p. *(Applicants are advised to make their own enquiries of the local Borough Council).*



VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Legal Costs

Each side to bear its own legal and professional costs.

EPC

The premises have been assessed as a Band C, scoring 74 on the scale devised by HMG.

Viewing/Enquiries

Strictly by prior appointment through the Surveyors. Please contact Sibley Pares Taylor Riley. Tel 01233 629281

Phil Hubbard

e : phil.hubbard@sibleypares.co.uk or

Josh Olney

e: josh.olney@sibleypares.co.uk

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares



30 North Street, Ashford, Kent TN24 8JR

Ashford (01233) 629281 | Maidstone (01622) 673086

Directors: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS | Mark Presland, BSc MA MRICS
Consultant: Michael C Taylor FRICS

Taylor Riley is a trading name of Sibley Pares (Taylor Riley) Limited.

Registered in England and Wales No. 10420584. | Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ. | VAT Registration No. 257 5041 07.