

Unit 1 Ross Way Enterprise Centre

Ross Way, Folkestone, Kent, CT20 3UJ



Industrial / Warehouse / Office FOR SALE

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Key Features

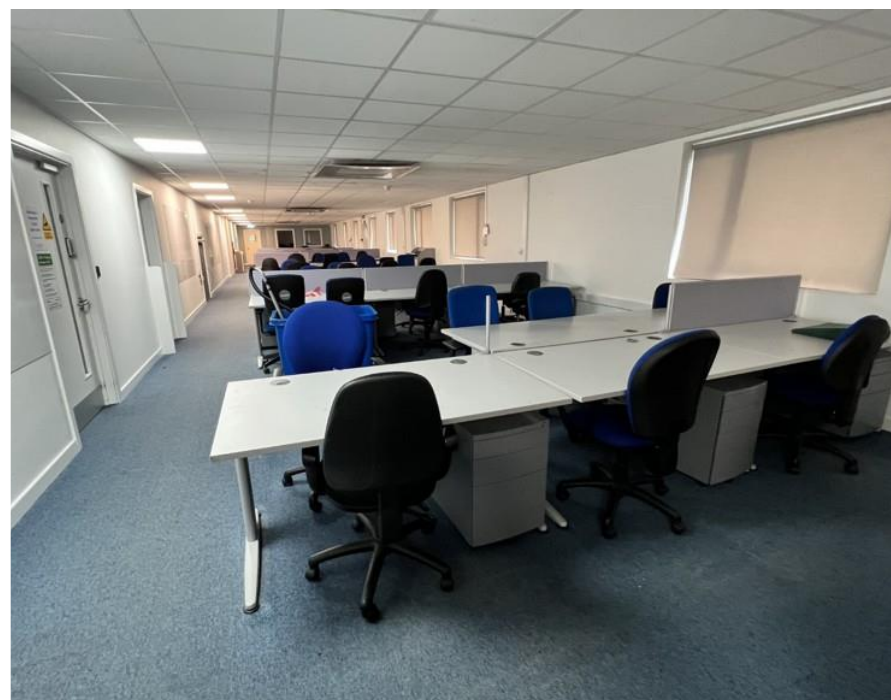
- Industrial Unit with First Floor Offices
- Plot of 0.78 Acres
- Potential For Redevelopment, subject to obtaining necessary consents
- Offers in the Region of £1,100,000
- Secure Gated Entrance
- Parking for in Excess of 30 Cars

Description

FOR SALE - Industrial building with first floor offices and storage on a plot of 0.78 Acres.

Potential for Redevelopment, subject to obtaining the necessary consents.

The property forms a detached, 2-story industrial warehouse building with first floor offices accessed directly off Ross Way via a secure gated entrance. It is of brick and blockwork construction with steel roof trusses mounted on brick piers with insulated corrugated concrete roof panels. The approach to the property from the western elevation leads straight into the first floor and the ground floor can be accessed from the northern side where the ground slopes down. Externally there is parking for in excess of 30 cars.



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Accommodation

The property is currently fitted out largely as offices with some full height storage accessed via 3 shutter doors but is suitable for a multitude of uses. There is a goods lift serves between the warehouse space and the first floor offices.

The first floor offices can be accessed separately benefit from suspended ceilings and air conditioning with automatic LED lighting in many parts.

Area	Sq Ft	Sq M
Ground Floor	8,013	744.41
First Floor	5,374	499.24
Total	13,387	1,243.65

Externally, there is parking for in excess of 30 cars.

EPC

Rating (D)

Rateable Value

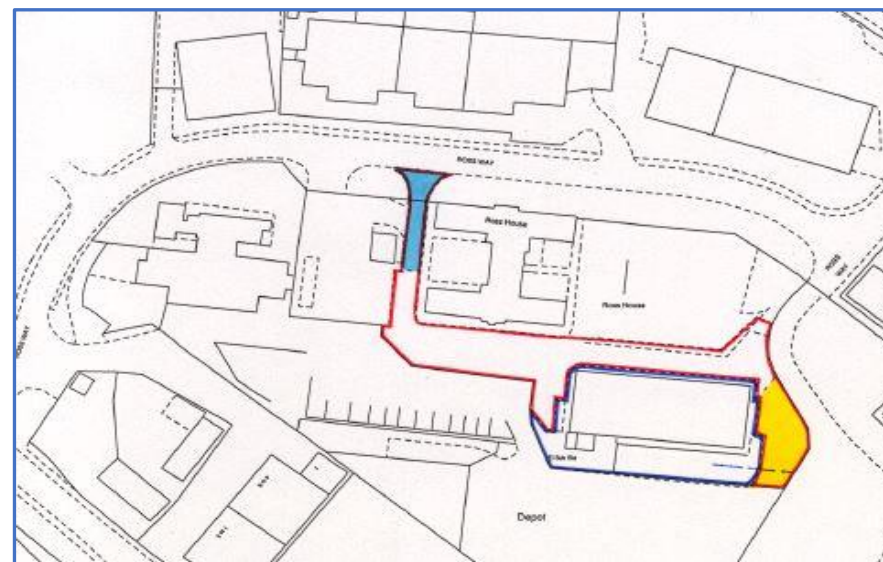
RV £55,500 @ 51.2p in the £

Rates payable £28,416 for the year 2023/24

Price

Offers in the Region Of £1,100,000

The property is held under two separate Title numbers K773510 & K819890.



VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located off Ross Way in Folkestone to its southern side behind Ross House and close to the Shornecliffe Industrial Estate. The property sits approximately 1.5 west of Folkestone town centre and is accessed via Military Road which leads up towards Cheriton and the M20 which is approximately 1 mile to the north east at junction 12.

Drive Time	Miles	Mins
Channel Tunnel	3.5	9
Canterbury	18.0	30
Maidstone	32.5	38

For all Viewings and Enquiries contact:



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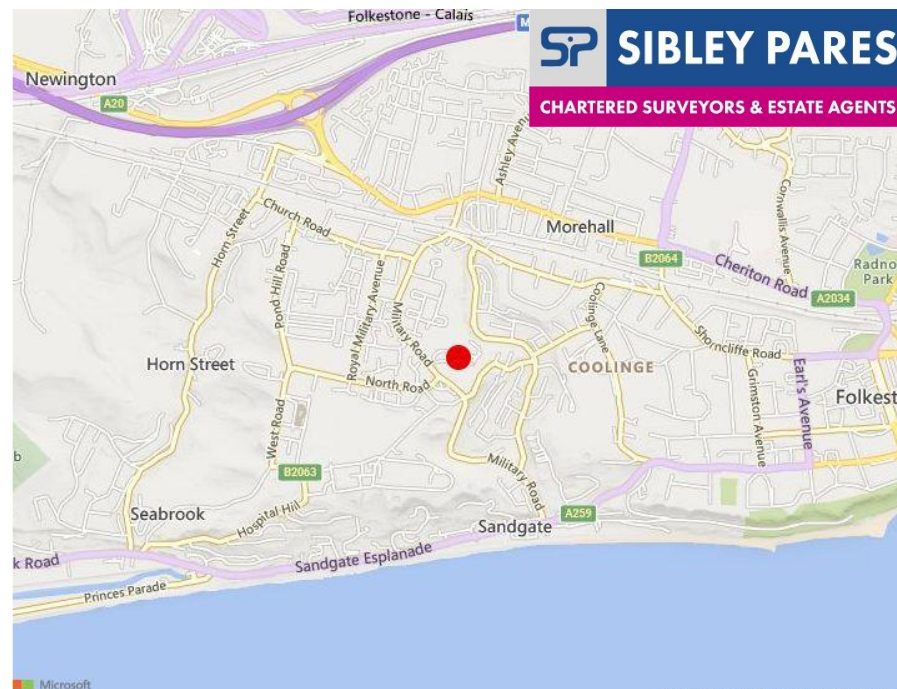


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