

# Barnfield Road Development

Park Farm Industrial Estate, Folkestone, Kent CT19 5SU



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

- New Industrial/ Business Units
- Established Trading Position
- Estimated to Have EPC Ratings Within Band A (Once Fitted Out)
- 50% Mezzanine Floor Coverings

**BUSINESS UNITS**

**FOR SALE**

From 111.0 m<sup>2</sup> (1,195 sq ft) approx.

## LOCATION

Folkestone is a picturesque port town, being approximately 7 miles south west of Dover, 14 miles south east of Ashford and 60 miles south west of central London. Folkestone station provides rail services across Kent and to central London with journey times to London St Pancras of around one hour.

## SITUATION

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.



## PLANNING

Planning consent was granted (ref: 23/0582/FH) for the Erection of 30 Industrial Units for uses within Classes E, General Industry (B2) and Storage and Distribution (Class B8).

## DESCRIPTION

The Barnfield Road Development is a new development offering 30 Light Industrial/ Business units For Sale totalling approximately 50,000 sq ft GIA.

The units are of portal frame construction, having high quality mini rib cladding, a steel clad roof incorporating daylight panels, and power floated aluminium windows and doors.

Available in shell and core, the units are finished to a high specification, as follows:

- Electrically Operated Shutter Doors
- 3 Phase Electricity Supply
- Ground floor loading of 10 kn/m<sup>2</sup>
- Mezzanine floor loading 4.8 kn/m<sup>2</sup>
- 6m Internal Eaves
- Visitor Car Parking

The units are also fitted with a disabled WC at ground floor level.

## TERMS

The freehold interest in the units are available for purchase.

## BUSINESS RATES

The units will be assessed on completion of the works.

Interested parties are encouraged to make their own enquiries via the relevant local authority.

## SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

## PLANS

Any plans provided are for indicative purposes only. Copies of the floor plans can be made available upon request.

## EPC

The units will be assessed on completion of the works, estimated to be assessed within Band A.

## FINANCE ACT 1989

VAT is payable on top of the purchase price.

## LEGAL COSTS

Each party to bear their own.

## 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.

## VIEWINGS

By appointment only via agents Sibley Pares:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
01233 629281



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## ACCOMMODATION SCHEDULE

Unit	Ground Floor (m <sup>2</sup> )	Ground Floor (sq ft)	Mezzanine Floor (m <sup>2</sup> )	Mezzanine Floor (sq ft)	Total (m <sup>2</sup> )	Total (sq ft)	Price	Availability
A1	89.8	967	33.2	357	123.0	1,324	-	Sold STC
A2	87.4	941	34.6	372	122.0	1,313	-	Sold STC
A3	87.4	941	34.6	372	122.0	1,313	-	Sold STC
A4	87.4	941	34.6	372	122.0	1,313	-	Sold STC
A5	87.4	941	34.6	372	122.0	1,313	-	Sold STC
A6	82.4	887	29.6	319	112.0	1,206	-	Sold STC
B1	87.4	941	33.2	357	122.0	1,313	-	Sold STC
B2	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
B3	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
B4	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
B5	87.4	941	34.6	372	122.0	1,313	-	Sold STC
B6	89.8	967	33.2	357	123.0	1,324	-	Sold STC
C1	89.8	967	33.2	357	123.0	1,324	£275,000	For Sale
C2	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
C3	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
C4	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
C5	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
C6	82.4	887	29.6	319	112.0	1,206	£255,000	For Sale
D1	82.4	887	29.6	319	112.0	1,206	£255,000	For Sale
D2	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
D3	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
D4	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
D5	87.4	941	34.6	372	122.0	1,313	£275,000	For Sale
D6	82.4	887	29.6	319	122.0	1,313	£255,000	For Sale
E1	82.4	887	29.6	319	112.0	1,206	-	Sold STC
E2	79.9	860	31.1	335	111.0	1,195	-	Sold STC
E3	79.9	860	31.1	335	111.0	1,195	£235,000	For Sale
E4	79.9	860	31.1	335	111.0	1,195	£235,000	For Sale
E5	79.9	860	31.1	335	111.0	1,195	£235,000	For Sale
E6	82.4	887	29.6	319	112.0	1,206	-	Sold STC



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