

Lympne Distribution Park Folkestone

Available to Let
Warehouse
1,883 sq ft (175 sq m)

Newly refurbished unit

8.5 miles (13.7 km) from Folkestone

Personnel door to front

Rear dock loading

24 hour onsite security/CCTV

5.34m eaves height

Lympne Distribution Park

Lympne Distribution Park Folkestone CT21 4LR



Description

Unit G4 is a mid-terraced unit of steel frame construction with park brick, part profile metal clad elevations under a pitched roof. Two loading doors, 18ft (5.34m) eaves. There is parking to the front with dock loading and HGV parking to the rear. The unit is accessed via a personnel door to the front and it benefits from lighting throughout, a staff room and WC facilities. Services include 3 phase electricity supply, water and drainage.

Location

Lympne Distribution Park is a prime distribution location for hauliers and related trades who require good access to the motorway network, Channel Tunnel and ports. Located just 2.5 miles from junction 11 M20 it is also well placed to serve the immediate towns of Ashford, Folkestone, Canterbury and Dover.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Zachary Hanna
 southeast@mileway.com
 0203 991 3516

Smith Woolley
Siobhan Wood
 siobhan.wood@smithwoolley.com
 01233 640 800

Martin Waghorn
Graham Starling
 gs@martinewaghorn.co.uk
 01622 672233



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit G04	Warehouse	1,883	174.9	Immediately
Total		1,883	174.9	

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