

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

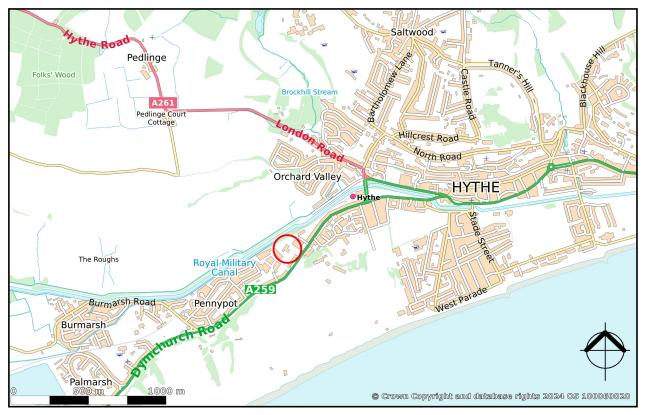
www.smithwoolley.com 01303 226622 sales@smithwoolley.com

#### Situation

This 3 acres site is strategically located just off the Dymchurch Road in Hythe, adjoining the Aldi superstore and only a mile away from the Martello Lakes development and within easy access to Folkestone, Dover and the M20. Hythe is a popular and affluent seaside town.

#### Description

The 3-acre site is currently used for Class E commercial use and we are seeking expressions of interest from business users for industrial/commercial/trade units from 1,600 sq.ft. up to approximately 43,000 sq.ft. Design and build packages are available. One single occupier would also be considered for a pre-letting. The development is subject to planning and pre lettings are sought for bespoke buildings. Sale of land may also be considered.



### **LOCATION PLAN**



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.



#### UNITS FROM 1,600 - 6,500 SQ.FT. - INDICATIVE LAYOUT PLAN

To discuss your occupational requirements please contact:

Philip Clapham or Siobhan Wood

philip.clapham@smithwoolley.comsiobhan.wood@smithwoolley.co.uk01303 22662201233 640800

# UNIT APPROX 43,240 SQ.FT. 1 – INDICATIVE LAYOUT PLAN

## VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2409/Feb 2024



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