

# TO LET

Unit 4a, Bowles Well Gardens  
Folkestone, Kent CT19 6PQ

smith  
woolley  
chartered surveyors



Workshop / Warehouse

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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## Situation

The premises are situated within the long-established Bowles Well Gardens Industrial Estate on the north east side of Folkestone, within a 1¼ mile radius of Junction 13 of the M20 Motorway, providing easy access to Ashford, London and the Channel Tunnel Terminal. Folkestone is linked to London St Pancras via the High-Speed Rail Link with a journey time of under an hour.

## Description

A light industrial unit of concrete portal frame construction with external brickwork under corrugated asbestos roof. The building extends to a gross internal area of approximately 4,093 sq ft and has a minimum eaves height of approximately 3.56m. There is a large loading bay door at the front of the unit. There is an internal studwork wall which can be removed. The unit is situated within a secure compound and benefits from good levels of parking.

## Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Warehouse	380.29	4,093

## Services

We understand 3-phase electricity, mains water and drainage are connected to the unit.

## Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 58 (Band C)

## Business Rates

There are currently two rateable values listed for the premises as follows:-

	Unit 4a	Unit 4c
Rateable Value	£10,250	£10,000
UBR (2024/25)	49.9p	49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

## Terms

The premises is available on flexible lease terms at a rent of **£22,950 per annum (no VAT)**.

## Legal Costs

Each party to pay their own legal costs.

## Viewings

Strictly by appointment through these offices.

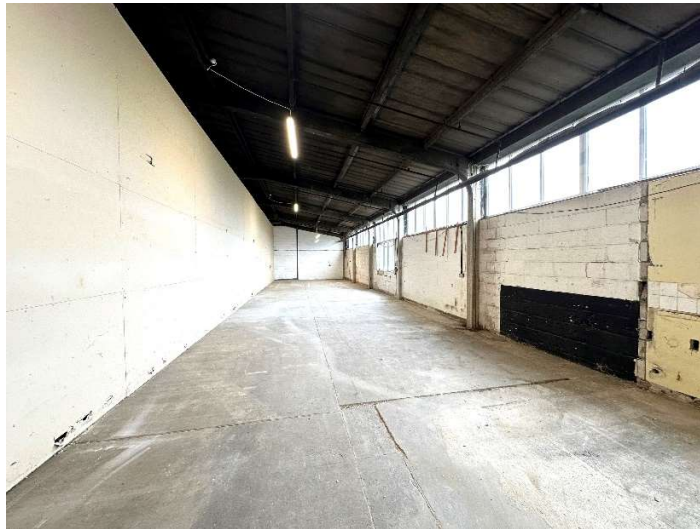
## For Further Information Contact:

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## VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2442/June 2024



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.