

TO LET

**Unit 3, Triumph Park, Shorncliffe Industrial Estate
Folkestone, Kent CT20 3TX**

**smith
woolley**
chartered surveyors



Commercial Business Unit

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

Triumph Park is a development of 6 units located on Ross Way within the established Shorncliffe Industrial Estate in Folkestone, approximately 2 miles from the town centre. Junction 12 of the M20 is approximately 1.5 miles away providing easy access to Ashford, Dover, London and the Channel Tunnel.

Description

A mid-terrace hybrid business unit of brickwork construction under a profile metal sheet roof with power coated doors and windows and a separate loading bay door. The unit provides a ground floor workshop/store with toilet facilities and a tea point and first floor office. There is a shared service yard with a turning head. The unit has 2 allocated parking spaces and use of the visitor parking spaces.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor	52.9	570
First Floor	30.9	333
	83.8	903

Business Rates

Rateable Value	£11,500
UBR (2024/25)	49.9p

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

Services

We understand mains electricity, water and drainage are available to the premises.

Key Features

- Circa 5m internal eaves height
- 2.5 kN/m² ground floor imposed loading capacity
- Double glazed powder coated windows & external doors
- Insulated sectional overhead loading doors
- First floor office with suspended ceiling and LED lighting
- Disabled unisex toilet
- 2 Allocated parking spaces

Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 39 (Band B).

Terms

The premises are available to let on new full repairing and insuring terms at a rent of **£12,250 per annum (plus VAT)**. Deposit and estate charge payable. Details on request.

Legal Costs

Each party to pay their own legal fees.

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). 2439/July 2024



First Floor Office



Ground Floor



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.