

# TO LET

Unit 1, 13 Ross Way, Shorncliffe Industrial Estate  
Folkestone, Kent CT20 3UJ

smith  
woolley  
chartered surveyors



Available October 2024

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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## Situation

The premises are situated on the north side of Ross Way within the established Shornccliffe Industrial Estate. The premises are approximately 2 miles west of Folkestone town centre. Junction 12 of the M20 Motorway and the Channel Tunnel Terminal at Cheriton is approximately 1.5 miles away, providing easy access to Ashford (13 miles) and London (70 miles). Folkestone is linked to London Stratford & St Pancras via the High-Speed Rail Link with a journey time of under an hour.

## Description

This light industrial building is of steel portal frame construction with cavity blockwork and facing brickwork infill to about 8ft (2.4m) in height, with insulated profiled metal sheet cladding above, under a pitched roof incorporating roof lights. The building has an approximate eaves height of 16ft (4.8m). The unit has a pedestrian entrance at the front and side and rear vehicular access via sliding loading doors of approximately 12ft x 12.6ft (3.6m x 3.8m). The rear yard provides ample parking and lorry turning facilities.

## Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Warehouse	351.0	3,778
Mezzanine	49.7	535

## Services

We understand all mains services are available to the premises which also benefits from 3-phase electricity.

## Business Rates

Rateable Value	£23,500
UBR (2024/25)	49.9p

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

## Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 92 (Band D).

## Terms

The premises are available on flexible lease terms at a rent of **£29,950 per annum plus VAT**. Deposit and estate service charge are payable.

## Legal Costs

Each party to pay their own legal fees.

## Viewings

Strictly by appointment through these offices.

## For Further Information Contact:

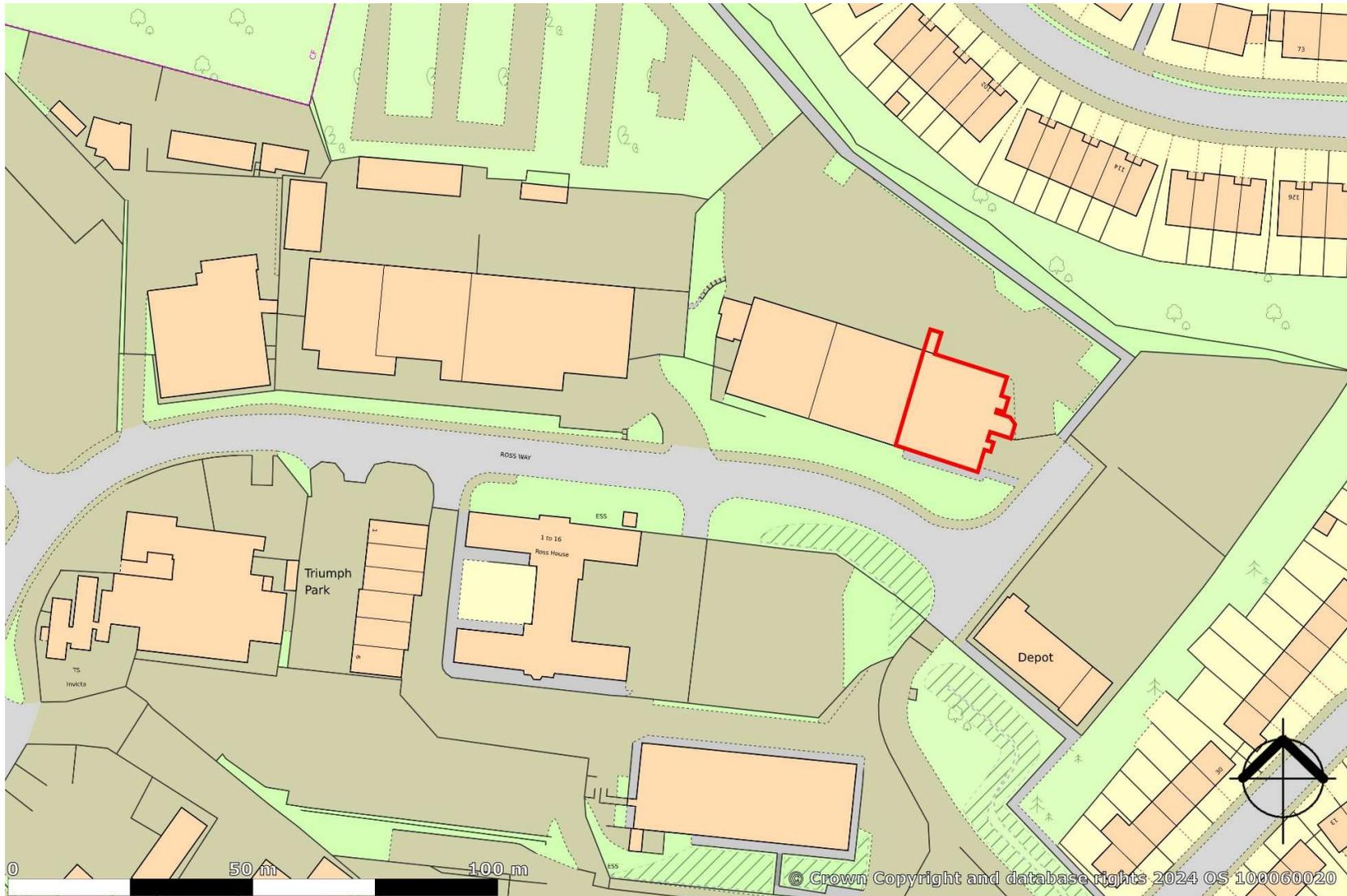
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## VACANT POSSESSION UPON COMPLETION

### SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2464/July 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.