

FOR SALE - PRICE REDUCTION

**Unit 13, Barnfield Road
Park Farm
Folkestone CT19 5SU**



Unit with Parking - 4,512 sq.ft.

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The property is situated just off Park Farm Road, within the Park Farm Estate, an established location for industrial users, retailers and trade counter operators, where nearby occupiers include Sainsburys, Halfords, Homebase, Pets at Home and Home Bargains.

Park Farm is situated strategically located adjacent Junction 13 of the M20 Motorway and within close proximity to the Channel Tunnel Terminal. Folkestone town centre is approximately one mile to the south, with Ashford and Dover being within approximately 13 and 8 miles respectively. Folkestone is linked to London Stratford and St Pancras via the high speed rail link with a journey time of under 1 hour from Folkestone West Station.

Description

The unit comprises a detached self-contained building of steel portal frame construction with a front fenced car park area and small rear yard. There are glazed double access doors at the front of the unit providing access into a reception area with WC facilities and an open plan office. Behind this is the warehouse area which is accessed via a side roller shutter door and rear personnel door. There is a staff room/office in one corner of the warehouse. There is a secure fence enclosing the side and rear area of the property.

Accommodation

The unit has a gross internal area of approximately 419.21 sq m (4,512 sq ft)

The reception area and front office totals about 77.16 sq m of the building.

Services

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

Business Rates

To be advised.

Energy Performance Certificate

Full EPC recommendation report and certificate are available upon request. The property has a current rateable value of 41 (Band B).

Tenure

The property is available with vacant possession for sale at a price of **£495,000 plus 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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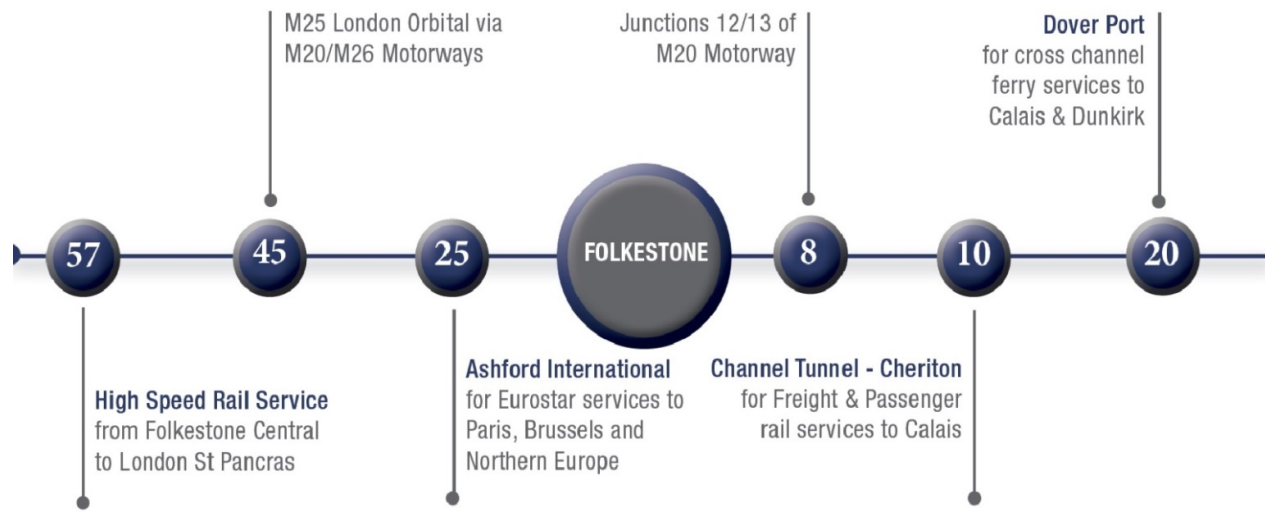
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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

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

2404/December 2023



Warehouse



Front Office with Tea Point



Reception with WC Facilities



Staff Room with Sink Unit



Car Park

