

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: Siobhan Wood

siobhan.wood@smithwoolley.com 01233 640800

Philip Clapham philip.clapham@smithwoolley.com 01303 226622

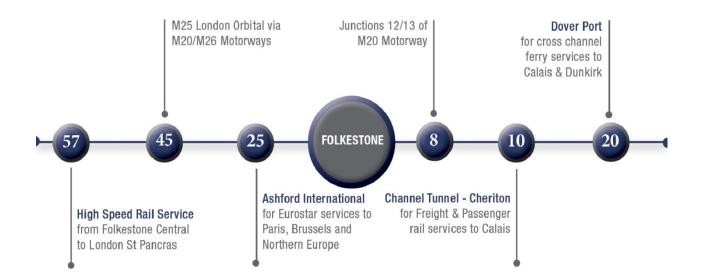
# VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2404/December 2023



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.





**Reception with WC Facilities** 

Warehouse

Front Office with Tea Point



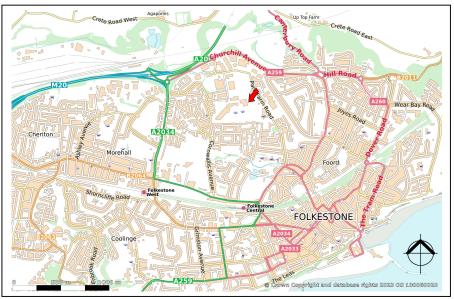
Staff Room with Sink Unit

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Car Park



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