

FOR SALE

**Unit 3C, Park Farm Road
Folkestone CT19 5EY**

smith
woolley
chartered surveyors



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Situation

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

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

A semi-detached unit with shared access way from Park Farm Road through a car park used by the adjoining occupiers namely, The Tile Centre and Sig Roofing.

The unit is configured to provide offices on the ground and first floors, a kitchen, W.C. facilities and a rear warehouse area which benefits from a mezzanine area, shower room and racking. Access to the warehouse is via a roller shutter door and there is a personnel door into the office area.

The unit has a gross internal area of approximately 10,420 sq.ft. plus a mezzanine of approximately 2,960 sq.ft.

Services

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

Business Rates

Rateable Value £55,500

UBR (2020/21) 51.2p

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 unit has a current energy efficient rating of 58 (Band C).

Price

The freehold is available at a guide price of **£799,500**.

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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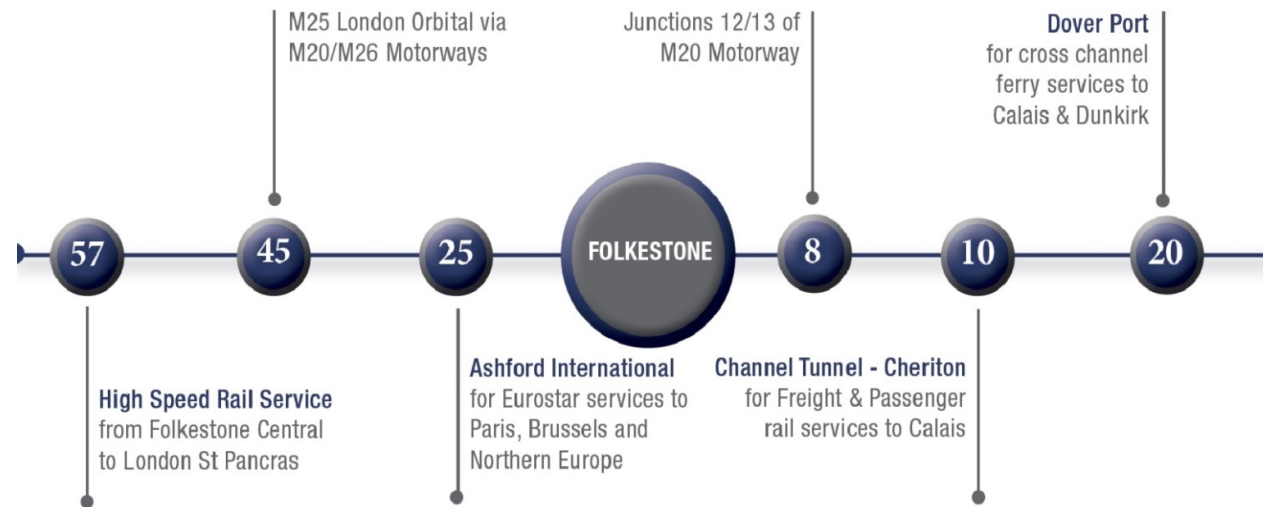
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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2178/October 2020



First Floor Office



Mezzanine



Kitchen



Office



Warehouse