

TO LET

Warehouse & Offices

UNIT 11, KINGSMEAD PARK FARM INDUSTRIAL ESTATE Folkestone, Kent CT19 5EU

SW&P

chartered surveyors

Situation

The premises are situated on the established Park Farm Industrial Estate on the outskirts of Folkestone, with direct access onto Junction 13 of the M20 Motorway and within close proximity of the Channel Tunnel Terminal. Kingsmead is near to West Park Farm Retail Park and has become an established location for trade counters. Current tenants within Kingsmead include **Brewers, Graham's, PTS, DC Homewood, Remland Carpets** and **Ajay Autoparts**. Folkestone town centre is approximately 1 mile to the south, with Ashford and Dover being approximately 13 and 8 miles respectively.

Description

The premises, built in 1985, are of steel frame construction and clad with insulated plastic coated profile sheeting. The building has an eaves height of approximately 19ft (5.79m). Access is via a roller shutter door (3.68m wide x 4.59m high) and a separate pedestrian door. Internally the premises have the benefit of a mezzanine floor which may be removed if required.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground floor (including wc)	105.2	1,133
Mezzanine store	68.2	734
Mezzanine office	16.2	175

Services

We understand that all main services are available to the premises including a 3-phase electricity supply.



Business Rates

Rateable Value	£9,400
UBR (2010/11)	41.4p
Rates Payable	£3,891.60

Interested parties are advised to confirm these figures with Shepway District Council.

Terms

The premises are available on flexible lease terms at a commencing rental of **£9,250 per annum** exclusive.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Philip Clapham
philip@swandp.co.uk
01303 228729

www.swandp.co.uk

**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 1312/March 2010

Smith-Woolley & Perry

The Manor Office, 43 Castle Hill Avenue, Folkestone, Kent CT20 2RB

sales@swandp.co.uk Tel: 01303 226622 www.swandp.co.uk Fax: 01303 226133

