

**Half-Rent
1st Year**

TO LET

**UNIT 3, 12 ROSS WAY
SHORNCLIFFE IND EST
Folkestone, Kent CT20 3UJ**

SW&P

chartered surveyors

Situation

The premises are situated on the north side of Ross Way within the established Shorncliffe 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, providing easy access to Ashford (13 miles), Dover (10 miles) and London (70 miles).

Description

The premises are situated in a large light industrial warehouse divided into four units. The building, constructed in the late 1970s, is of concrete portal frame construction with infill facing brickwork and insulated cladding above, all under a pitched corrugated cement asbestos roof. The building has a minimum eaves height of approximately 4.50 m (14ft 9ins). A secured yard at the rear of the building provides HGV access and car parking.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Warehouse	162.3	1,747
Mezzanine	70.4	758
Office & wc	31.3	337
Total	264.0	2,842



Business Rates

Rateable Value	£12,500
UBR (2009/10)	48.5p
Rates Payable	£6,062.50

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

Services

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

Terms

The premises are available on flexible lease terms at a commencing rental of **£12,000 per annum exclusive**.

Legal Costs

Each party to pay their own legal costs.

Viewing

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) 1037/January 2010



Smith-Woolley & Perry

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