

TO LET

SMALL WAREHOUSE

12 ROSS WAY SHORNCLIFFE INDUSTRIAL ESTATE Folkestone, Kent CT20 3UJ



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 comprise a lock-up workshop/store.

Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
Store	49.0	528

Business Rates

To be advised.

Services

Electricity is connected to the premises.



Terms

The premises are available on flexible lease terms at a commencing rental of **£200 per calendar month.**

Legal Costs

Each party to bear 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)

1348/September 2010

Smith-Woolley & Perry

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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.

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