

**HALF RENT  
1ST YEAR**

## TO LET

*Trade Warehouse /Workshop*

**UNIT 4, KINGSMEAD  
PARK FARM INDUSTRIAL ESTATE  
Folkestone, Kent CT19 5EU**



### 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 extending to a gross internal area of 107.5 sq m (1,157 sq ft). Access is via a roller shutter door (3.68m wide x 4.59m high) and a separate pedestrian door. The building has an eaves height of approximately 19ft (5.88m) providing scope to create additional space with the installation of a mezzanine floor.

### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Warehouse/Workshop	103.30	1,112
Cloakroom	4.18	45
<b>Total</b>	<b>107.48</b>	<b>1,157</b>

### Services

We understand that all main services are available to the premises.



### Business Rates

To be advised.

### Terms

The premises are available on flexible lease terms at an initial rent of **£4,750 per annum\*** for the first year rising to £8,750 per annum exclusive. (\*Offer subject to minimum 3 year lease).

### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly by appointment through these offices.

### For Further Information Contact:

Philip Clapham      Stephen Stickels  
[philip@swandp.co.uk](mailto:philip@swandp.co.uk)    [stephen@swandp.co.uk](mailto:stephen@swandp.co.uk)  
**01303 228729**      **01303 228713**

[www.swandp.co.uk](http://www.swandp.co.uk)

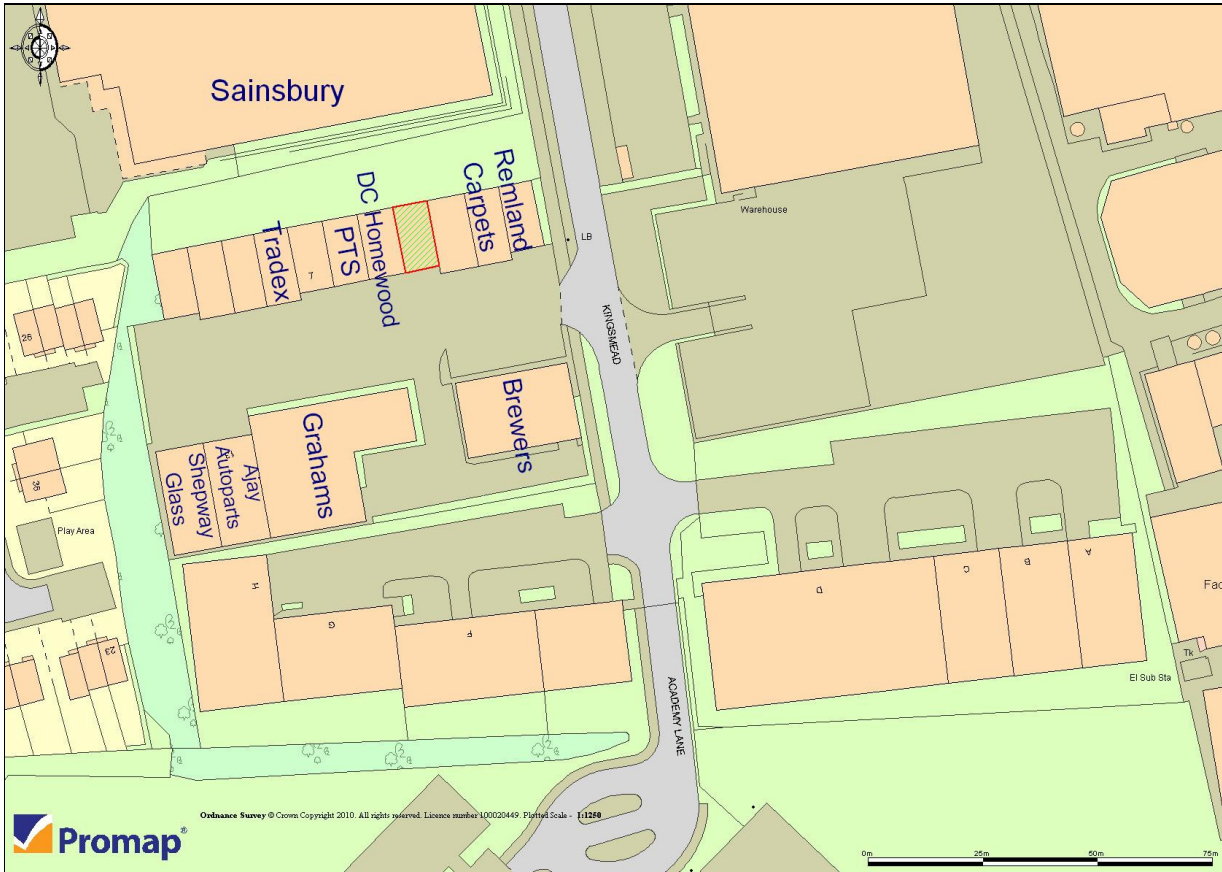
**VACANT POSSESSION UPON  
COMPLETION**  
**SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 1384/December 2010

Smith-Woolley & Perry

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

[sales@swandp.co.uk](mailto:sales@swandp.co.uk) Tel: 01303 226622 [www.swandp.co.uk](http://www.swandp.co.uk) Fax: 01303 226133



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 oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.