

Less than £2.50 per sq ft

TO LET

WAREHOUSE

UNIT 10

CHANNEL TRADE ESTATE

Folkestone, Kent CT19 6PQ

SW&P

chartered surveyors

Situation

The premises are situated within the Channel Trade Estate within Bowles Well Gardens, within a 1¼ mile radius of Junction 13 of the M20 Motorway, Folkestone town centre and within easy reach of the Channel Tunnel Terminal.

Description

A warehouse building of steel frame construction under a high pitch steel truss roof, having a minimum eaves height of 4.0 metres, extending to a maximum eaves height of 9.0 metres. The building is clad with profile metal sheet cladding under a corrugated asbestos roof. The warehouse is accessed via a large loading bay door (4.7 metres wide and 3.8 metres high). To the side of the building is a small concrete surfaced area providing parking for approximately 6 cars. Internally, the warehouse extends to a gross internal area of approximately **10,937 sq ft (1,016 sq m)** and incorporates a small office/staff room and w/c block.

Business Rates

Rateable Value £26,750

UBR (2011/12) 43.3p

Rates Payable £11,582.75

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

Services

We understand mains drainage, water and electricity are available to the premises. Internally, the premises have the benefit of an oil fired space heater and a water sprinkler system.



Energy Performance Certificate

Available upon request.

Terms

The property is available to let on flexible lease terms at a rental of £27,000 per annum. **Half rent available** for first year, 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

philip@swandp.co.uk

01303 228729

Stephen Stickels

stephen@swandp.co.uk

01303 228713

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)

1203/March 2011

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



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.