

TO LET

Warehouse Unit with Forecourt Parking

SW&P

chartered surveyors

1A PLAIN ROAD Folkestone, Kent CT20 2QF

Situation

The premises are located in Plain Road, just off Sandgate Road midway between Folkestone town centre and Sandgate. The premises are situated with a mixed commercial and residential area.

Description

The available accommodation is split into two main sections with the larger of the two having two rooms, one of which has an inspection pit. The unit has sliding and folding doors to the front. The building is set back from the road and benefits from a large forecourt/yard.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Workshop	129.46	1,395
Workshop	74.62	800
Office	16.00	170
Total	220.08	2,365

Business Rates

Rateable Value	£7,800
UBR (2011/12)	43.3p
Rates Payable	£3,377.40

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 **£4,100 per annum**.

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)

1419/November 2011

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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