

**FOR SALE**  
**Spicer House**  
**Lympne Distribution Park**  
**Lympne, Hythe, Kent CT21 4LR**

**smith  
woolley**  
chartered surveyors

**Two-Storey Office Building of 4,983 sq ft set in 0.57 acre site**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### Situation

Spicer House is located in Lympne in Kent and is accessed from the A20 via the B2067 some 3.2 miles from Junction 11 of the M20 Motorway and some 7.5 miles from the main Eurotunnel Freight Terminal in Folkestone. Spicer House forms part of the Lympne Distribution Park. The location provides excellent access to the national motorway network via the M20 and M25. Nearby Ashford International Railway Station provides access to Central London within 30 minutes (London St Pancras).

### Description

Spicer House comprises a detached 2-storey building built of brick and blockwork construction in 1997 with a self-contained car park for 54 vehicles. The offices benefit from:

- Air-conditioning
- Oil fired central heating
- Double glazing
- Shower facilities at ground floor level

### Accommodation

	<i>Approx. Net Internal Area</i>	
	<i>sq m</i>	<i>sq ft</i>
Ground Floor Offices	216.50	2,330
First Floor Offices	212.46	2,287
Second Floor Offices	33.97	366
<b>Total</b>	<b>462.93</b>	<b>4,983</b>

### Services

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

### Business Rates

To be assessed.

### Energy Performance Certificate

Full EPC report and certificate are available on request. The property has a current energy efficient rating of 88 (Band D).

### Price

The freehold is available at a guide price of **£625,000 (plus VAT)**.

### Legal Costs

Each party to pay their own legal costs.

### Viewings

Strictly by appointment through these offices.

### For Further Information Contact:

Philip Clapham

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**01303 226622**

Siobhan Wood

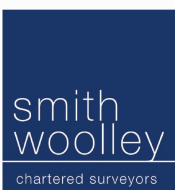
[Siobhan.wood@smithwoolley.com](mailto:Siobhan.wood@smithwoolley.com)

**01233 640800**

### VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

2156.1/January 2021



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



Site area shown in black

Other areas also available. Details on request



Location Plan



