Unit 8, Folkestone Trade Centre

Park Farm Industrial Estate, Folkestone, Kent CT19 5EY

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS

- Refurbished to a High Specification
- Established Trading Location
- Modern First Floor Offices
- Electric Roller Shutter Door
- 3Phase Electricity
- 7 Allocated Car Parking Spaces

Industrial/ Business Unit
TO LET

317.0 m² (3,412 sq ft) approx.

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Location

The property is located on the Park Farm Industrial Estate, an established business park strategically located close to Junction 13 of the M20 motorway, being around 1 mile from Folkestone town centre.

Description

Folkestone Trade Park is a development of 9 Light Industrial/ Business Units from 220.0 – 923.0 m² (2,368 – 9,935 sq ft) approx.

The accommodation comprises single storey light industrial/ warehouse units of steel portal frame construction, having brick and block elevations surmounted by new profile steel sheet cladding beneath new Kingspan composite roofs incorporating translucent panels.

The units are arranged as a mix of open warehouses incorporating modern offices at first floor level.

Externally, they benefit from loading on the hard standing to the front and allocated car parking opposite.

The estate has undergone a comprehensive redevelopment programme, delivering high-quality trade and warehouse accommodation with upgraded building fabric, services, and yard layout. The works having included the following:

- New Composite Roofs & Profile Steel Elevations
- New Electrically Operated Loading Door
- New Mezzanine Structures with Modern Offices
- LED Lighting Throughout
- Painted Concrete Floors
- Undercroft Space with Load Capacity of 5kN/m²
- New DDA-Compliant WCs
- 3phase Electricity Supplies
- Fibre Broadband Connectivity
- Painted & Numbered Car Parking Spaces

Accommodation

The property has the following approximate Floor Areas:

Floor	Description	Area (m²)	Area (sq ft)
Ground	Warehouse	285.6	3,074
First	Office	31.4	338
Total		317.0	3,412

Terms

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

Rent

Our client seeking an initial rent of £35,000 per annum (exclusive)

Deposit

A suitable rental deposit will be held for the duration of the term.

Business Rates

The property has been assessed as follows:

Warehouse & Premises: £31,500

Using the 2026/27 Business Rates Multiplier of 43.2 p in the £, the rates payable would be £13,608 before any relief schemes.

Estate Charge

The Landlord maintains the common parts of the estate and recovers a fair proportion of the total cost through the estate service charge.

The contribution for Unit 8 for the current service charge year is £3,426.

Legal Costs

Each party to bear their own costs.

Insurance

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the fair proportion of the annual premium.

The contribution for Unit 8 is currently £1,066.

Finance Act

All figures are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Use

The property is considered suitable for uses within Classes B2, B8 and E(g)(iii).

Photographs

The Photos were taken in August 2026.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

Misrepresentations Act 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all tenants. Therefore, all proposals will be subject to the necessary checks.

Viewings

Strictly by prior appointment through agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING