

TO LET

6,469 Sq Ft

- *Stepped rent incentives* Year 1 £51,752 pax (£8.00 psf), Year 2 £58,221 pax (£9.00 psf), Year 3 £64,690 pax (£10.00 psf)
- Brand-New Refurbished Units - Move-In Ready
- 4.5m High Electric Loading Doors
- 5m Eaves Height
- Modern Specification - LED Lighting, Mezzanines & Fibre
- Prime Park Farm Location - M20 (J13) & A259 Access

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 5, FOLKESTONE TRADE PARK, PARK FARM ROAD, FOLKESTONE, KENT, CT19 5EY

Stepped rent incentives available, with rent from **£51,752 per annum exclusive (£8.00 psf)** in Year 1, rising to **£58,221 per annum exclusive (£9.00 psf)** in Year 2 and **£64,690 per annum exclusive (£10.00 psf)** in Year 3. Unit 5 is **completely refurbished**, extends to approximately **6,469 sq ft (601 sq m)**, and is available immediately. The unit benefits from a **4.5m high electric loading door**, approximately **5m eaves height**, **LED lighting**, **mezzanine accommodation**, **3-phase power** and **fibre connectivity**, making it well suited to a range of trade, storage and light industrial occupiers.

Only **3 units** remain available.

Folkestone Trade Park has recently undergone a comprehensive redevelopment programme and sits within the established **Park Farm commercial area**. The estate is accessed from **Park Farm Road**, which connects directly to the **A259** and **M20 (Junction 13)**, and nearby occupiers include **Screwfix**, **Howdens**, **Toolstation** and **Euro Car Parts**, reinforcing the location's strong trade focus.

Location

Folkestone Trade Park is situated in the established **Park Farm industrial area**, one of Folkestone's principal commercial locations. The estate provides convenient access to the **A259** and **M20 (Junction 13)**, offering strong road connections to Ashford, Dover and the wider South East. Folkestone Central station is approximately **0.7 miles** away and Folkestone West approximately **1.0 mile** away.

Legal Costs

Each party will bear their own legal costs.

Accommodation

The property has the following approximate Gross Internal Area:

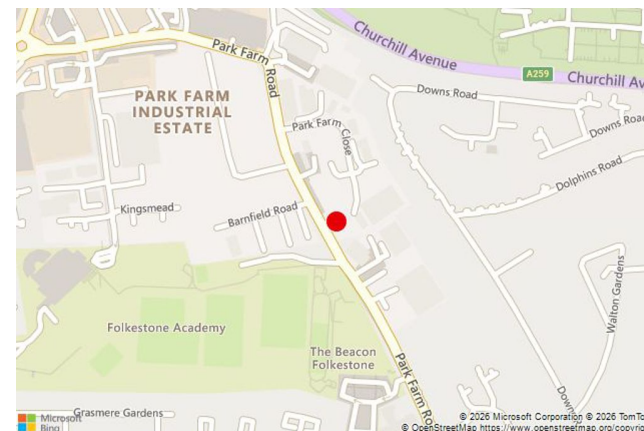
Unit 5: 6,469 sq ft (601 sq m)

Planning Information

The property is considered suitable for a range of industrial, warehouse and ancillary uses, subject to the necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority to confirm that their proposed use is acceptable.

Services

We understand the property benefits from **3-phase power**, **fibre connectivity**, and new individual water connections with drainage improvements as part of the estate refurbishment. Interested parties should satisfy themselves as to the availability and capacity of all services.



Additional Information

Rent

Year 1: £51,752 per annum exclusive (£8.00 psf)

Year 2: £58,221 per annum exclusive (£9.00 psf)

Year 3: £64,690 per annum exclusive (£10.00 psf)

EPC
B (47).

Viewing

Strictly by appointment.

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