

**TO LET**

**Unit 2B, 3 Acre Estate  
Park Farm, Folkestone CT19 5FG**

smith  
woolley  
chartered surveyors



43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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### Situation

The available accommodation is situated within the Park Farm Estate, an established location for retailers and trade counter operators. The estate is situated immediately adjacent to Bunnings and nearby retailers include Sainsburys, Halfords, Homebase, Pets at Home and Maplin. Other occupiers on the 3 Acre Estate include Eurocell, Howdens and Edmondson Electrical.

Park Farm is situated strategically located adjacent Junction 13 of the M20 Motorway and within close proximity to the Channel Tunnel Terminal. Folkestone town centre is approximately one mile to the south, with Ashford and Dover being within approximately 13 and 8 miles respectively. Folkestone is linked to London Stratford and St Pancras via the high speed rail link with a journey time of under 1 hour from Folkestone West Station.

### Description

A mid terrace unit of 6,340 sq ft (589 sq m) which currently includes a trade counter and showroom area of approximately 2,765 sq ft. The trade counter is accessed via customer double glazed doors with security roller shutter doors. This area benefits from suspended ceiling with recessed panel lighting, vinyl flooring, spot lights, CCTV system, kitchen area and separate WC facilities. There are further roller shutter doors into the showroom and warehouse areas.

### Business Rates

Rateable Value	£39,000
UBR (2018/19)	48.0p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

### Services

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

### Energy Performance Certificate

Full EPC report and certificate are available on request. The unit has a current energy efficient rating of 81 (Band D).

### Terms

The property is available by way of assignment of the current 10 year lease, expiring on 16<sup>th</sup> May 2026, at a current rent of **£46,300 per annum (plus VAT)**. Full lease terms available upon request. Alternatively, a new lease may be granted by separate negotiation.

### VAT

VAT will be charged on the rent and estate charges at the prevailing rate.

### Legal Costs

Each party to pay their own legal costs.

### Viewings

Strictly by appointment through these offices.

### For Further Information Contact:

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### Or our Joint Agent Harris Lamb

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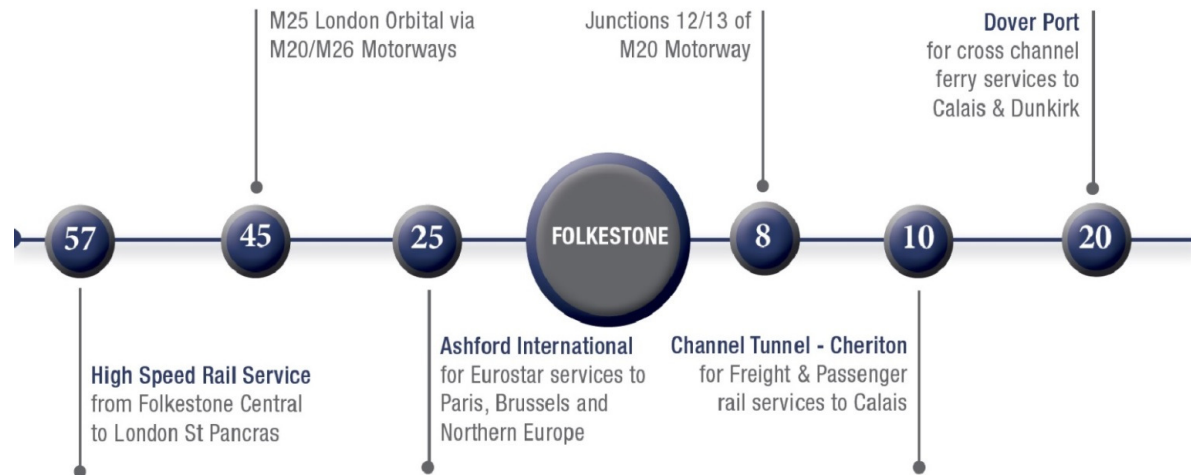
### VACANT POSSESSION UPON COMPLETION

### SUBJECT TO CONTRACT

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

2093/February 2019





## Energy Performance Certificate

Non-Domestic Building



Unit 2b, Three Acres Site  
Park Farm Road  
Park Farm Industrial Estate  
FOLKESTONE  
CT19 5FG

Certificate Reference Number:  
0691-2222-8330-9700-2303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

81 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 618  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 59.17  
Primary energy use (kWh/m<sup>2</sup> per year): 349.98

### Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built  
90 If typical of the existing stock