

Lympne Distribution Park

Folkestone CT21 4LR

Warehouse | 843 - 84,633 ft²



Prime distribution location



Roller shutter doors



4 - 5 m eaves height



24 hour onsite security/
CCTV



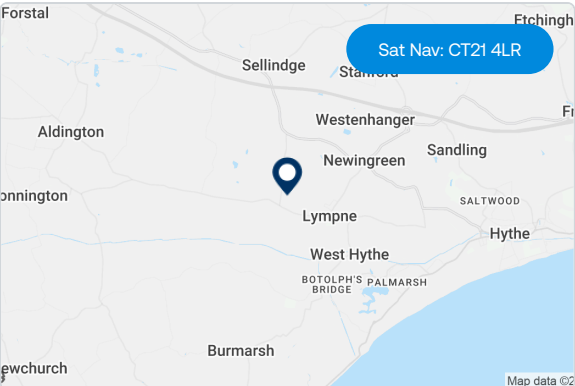
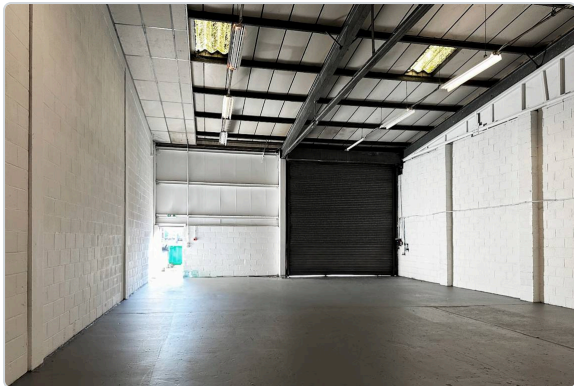
Folkestone 8.5 mi Ashford 10
miles

Available to Let

01303 264169
theglasswipeboardcompany.com



LastMileFirst | mileway.com



Description

The available units are part of the popular Lympne Distribution Park. The units are accessed through roller shutter and personnel doors to the front and have lighting throughout and kitchen and WC facilities to the rear. Units over 2,500 sq ft offer excellent forecourt, loading and parking.

Location

Lympne Distribution Park is a prime distribution location for hauliers and related trades who require good access to the motorway network, Channel Tunnel and ports. Located just 2.5 miles from junction 11 M20 it is also well placed to serve the immediate towns of Ashford, Folkestone, Canterbury and Dover. Units over 2,500 sq ft offer excellent forecourt, loading and parking.

Further information

EPC Unit B01: E, Unit B02: E, Unit B03: D, Unit F02 & F03: D, Unit N01: C, Unit N02: C, Unit N03: D, Unit N04: C, Unit N07: C	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases. Estate service charge and deposit payable.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit B01	Warehouse	2,423	Immediately	2,250
Unit B02	Warehouse	2,423	Immediately	2,250
Unit B03	Warehouse	4,918	Immediately	4,500
Unit F02 & F03	Warehouse	9,820	Immediately	POA
H Block	Warehouse	60,547	Immediately	POA
Unit N01	Warehouse	856	Immediately	985
Unit N02	Warehouse	843	Immediately	985
Unit N03	Warehouse	843	Immediately	985
Unit N04	Warehouse	1,110	Immediately	1,265
Unit N07	Warehouse	850	Immediately	985
Total		84,633		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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