

Lympne Distribution Park

Folkestone CT21 4LR

Warehouse | 60,547 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

Location & Connections

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.





Description

H Block is a 60,547 sq ft unit that can be leased as one stand alone unit or split into two separate c.30,000 sq ft units. The premises benefits from generous eaves height of 8 meters, roller shutter doors, and is strategically located a 6 minute drive time from Junction 11 of the M20 providing easy access to Folkestone. With 24-hour on-site security and CCTV, the estate provides a secure and professional environment, further enhanced by forecourt loading areas and parking for both staff and HGVs.

Further information

EPC
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Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability
H Block	Warehouse	60,547	Immediately
Total		60,547	

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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