



## BARNFIELD ROAD DEVELOPMENT, BARNFIELD ROAD, FOLKESTONE

From £235,000 Freehold

NEW UNITS FROM £235,000 (plus VAT).

Motis Estates Commercial Chartered Surveyors are proud to offer a development of 30 newly built industrial units in a prime location in Park Farm Industrial Estate. The development has close connections to both the M20 via Junction 13 with access to both Dover and Ashford.



Moving with Motis



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# Barnfield Road Development, Barnfield Road Folkestone CT19 5SU

**Allocated Parking Spaces , Sectional Roller Shutter Loading  
Doors , Thriving Business Centre Location , EV Charging Point ,  
Brand New Development , Ideal Investment**

## Description

Motis Estates are pleased to offer a newly built development located in Park Farm Industrial Estate in Folkestone, Kent. The units are located within Park Farm Industrial Estate which is strategically located close to Junction 13 of the M20 motorway and within close proximity to the Channel Tunnel Terminal.

Folkestone town centre is approximately 1 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 with a journey time of 57 minutes. Nearby occupiers on the estate include Homebase, Sainsburys, Pure Gym, Halfords, Pets at Home, Home Bargains and Tool Station.

The development will consist of five buildings sub-divided to form 30 units with areas ranging from 111 - 123 m<sup>2</sup>. The development offers a mix of units in size with mezzanine floors (equal to 50% of the ground floor area) provided. The units are designed to be adaptable. The units also have the benefit of an EV charging point.

- High quality mini rib cladding
- Powder coated aluminium windows and doors
- Ground floor loading of 10kn/m<sup>2</sup>– Mezz floor loading 4.8 Kn/m<sup>2</sup>
- Minimum 3m clearance under first floors
- Insulated steel clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Allocated parking

Planning consent has been granted for (Class E (c) (i), E (c) (ii), E (c) (iii) E (d), E (e), E(f) and E (g) (i), E (g) (ii) and E (g) (iii), General Industry (B2) and Storage and Distribution (Class B8).

Units from 1,195 sqft @ £235,000:

Ground Floor: 79.87 sq m 859.72 sq ft  
Mezzanine: 31.13 sq m 335.08 sq ft  
Total: 111.00 sq m 1195.00 sq ft

Units from 1,324 sq ft @ POA

Ground Floor 89.80 sq m 966.61 sq ft  
Mezzanine 33.20 sq m 357.36 sq ft  
Total: 123.00 sq m 1324 sq ft

Externally there is a tarmacadam surfaced estate road with a minimum of 2 allocated car-parking spaces and circulation area with communal bin store.

For Sale at a price from £235,000 plus VAT for the 111 sq m units and POA on 123 sq m units

The property is Freehold with a service charge payable for the maintenance of the external areas.

Each party to be responsible for their own legal costs with a reservation fee of £2,500 to be paid to reserve a unit.

For further information, please contact Motis Estates Commercial Chartered Surveyors on 01303 212020.

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request

IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

**Tenure** Freehold

**Postcode** CT19 5SU

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004672

**Opening Hours:**

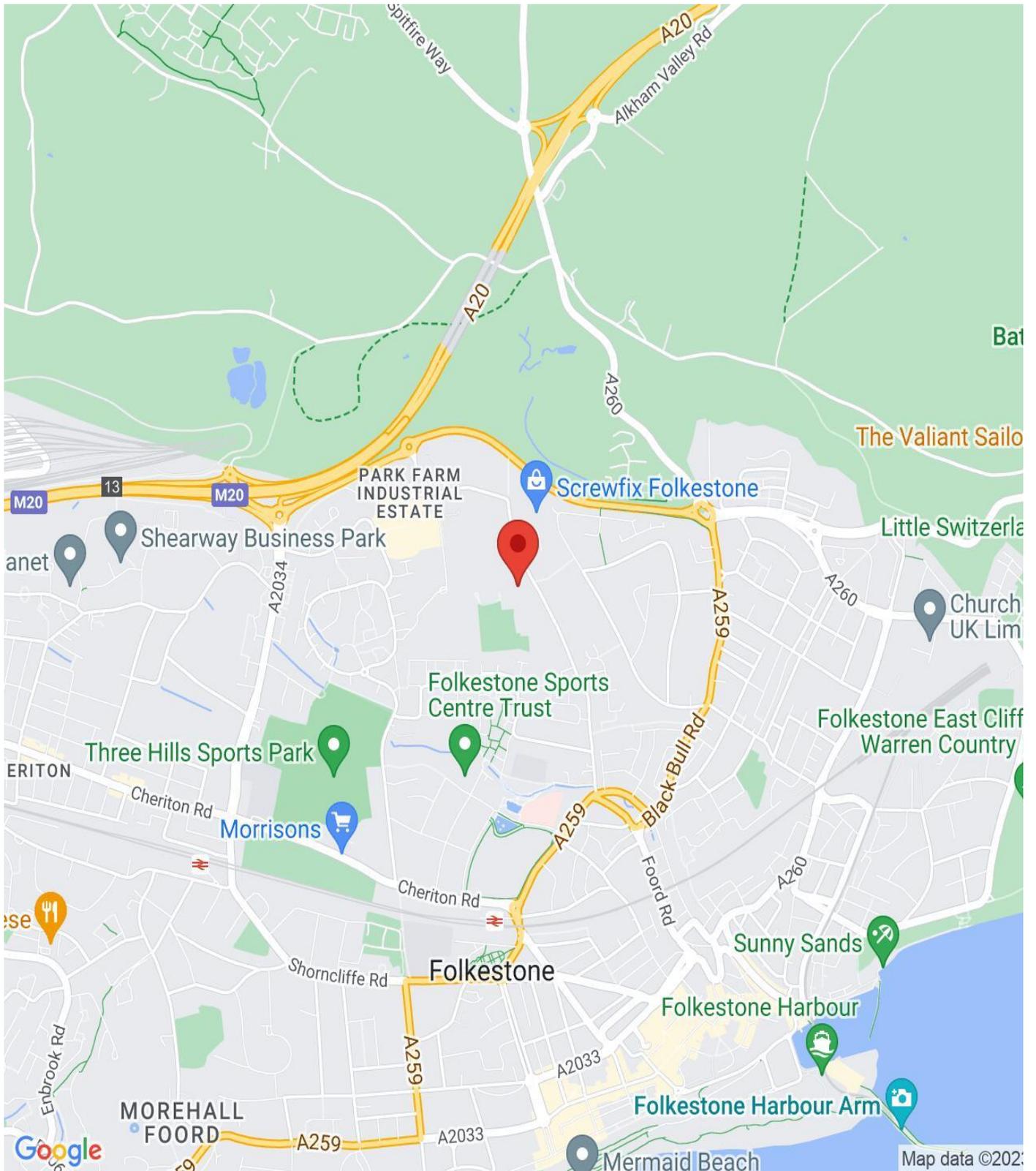
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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