



UNIT 5, TRIUMPH PARK, ROSS WAY, FOLKESTONE

£1,100 per month

A mid-terrace hybrid business unit of brickwork construction with allocated parking in Shorncliffe Ind Estate, Folkestone, Kent.



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Unit 5, Triumph Park, Ross Way Folkestone CT20 3TX

**Hybrid Unit , Office and Storage , Disabled WC ,
2 Allocated Parking Spaces**

Description

Triumph Park is a development of 6 units located on Ross Way within the established Shorncliffe Industrial Estate in Folkestone, approximately 2 miles from the town centre. Junction 12 of the M20 is approximately 1.5 miles away providing easy access to Ashford, Dover, London and the Channel Tunnel.

A mid-terrace hybrid business unit of brickwork construction under a profile metal sheet roof with powder coated doors and windows and a separate loading bay door.

The unit provides a ground floor workshop/store and first floor office. There is a shared service yard. A variety of businesses would be suitable for the unit including office, storage, logistics and leisure. The unit has 2 allocated parking spaces and use of the visitor parking spaces.

Unit 4 is identical and is also available from June 2024 with a combined gross internal area of 1,870 sq ft.

Accommodation Approx.

Gross Internal Area

Ground Floor 52.9 sq m (602 sq ft)

First Floor 30.9 sq m (333 sq ft)

Total 83.8 sq m (935 sq ft)

- Circa 5m internal eaves height
- 2.5 kN/m² ground floor imposed loading capacity
- Double glazed powder coated windows & external doors
- Insulated sectional overhead loading doors
- First floor office with suspended ceiling and LED lighting
- Disabled unisex toilet - 2 Allocated parking spaces

Mains electricity, water and drainage are connected to the unit.

Business Rates - The property has a Rateable Value of £12,000 with effect from 1st April 2024

Energy Performance Certificates - Full EPC recommendation reports and certificates are available upon request. The unit has a current energy efficient rating of 39 (Band B).

Unit 5 is available to rent on flexible lease terms at an asking rent of £1,100 per annum plus VAT

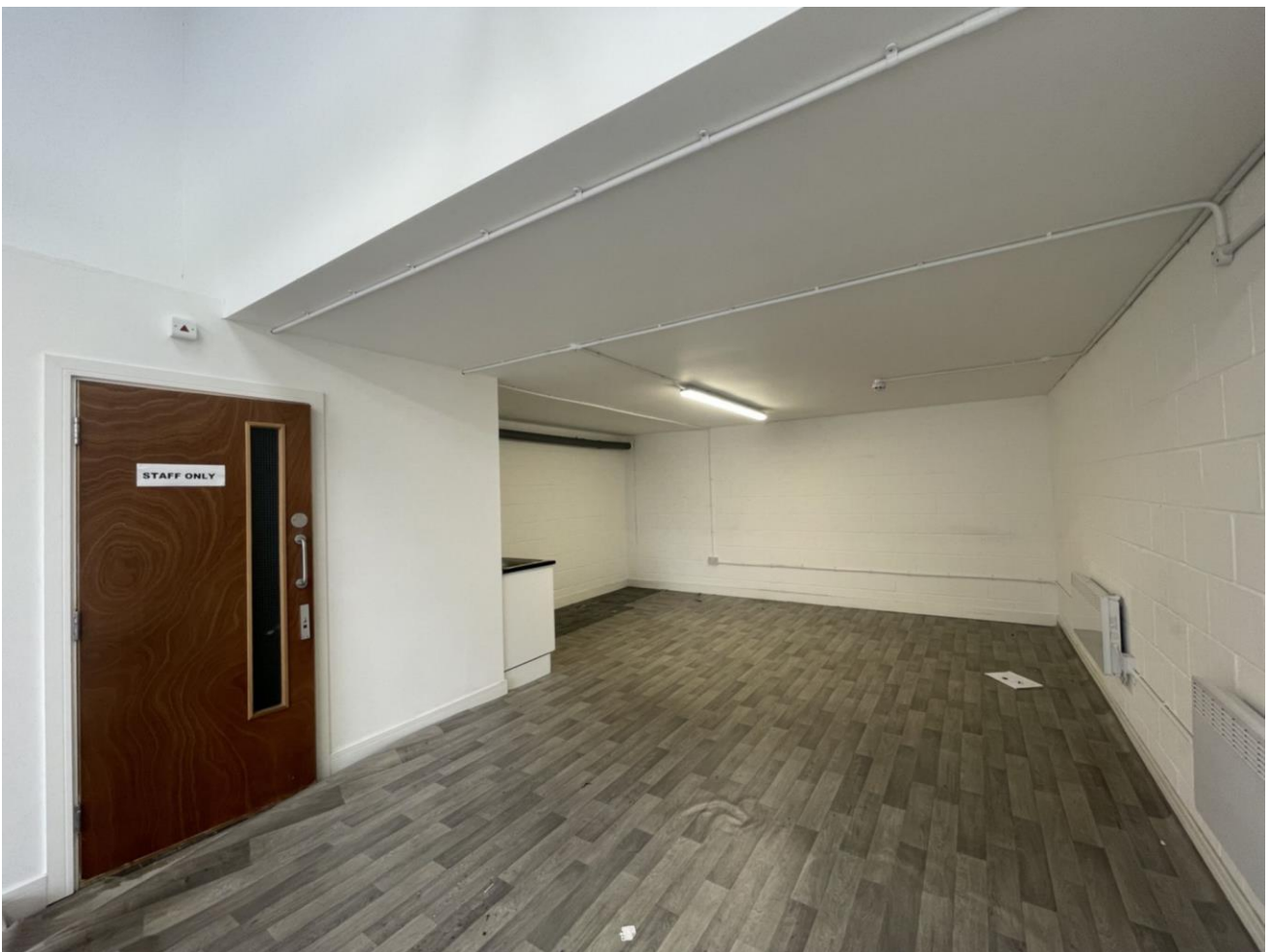
No Maintenance Charge and Buildings Insurance at £900 per annum.

The tenant to pay the reasonable legal costs of the Landlord at £900 plus VAT

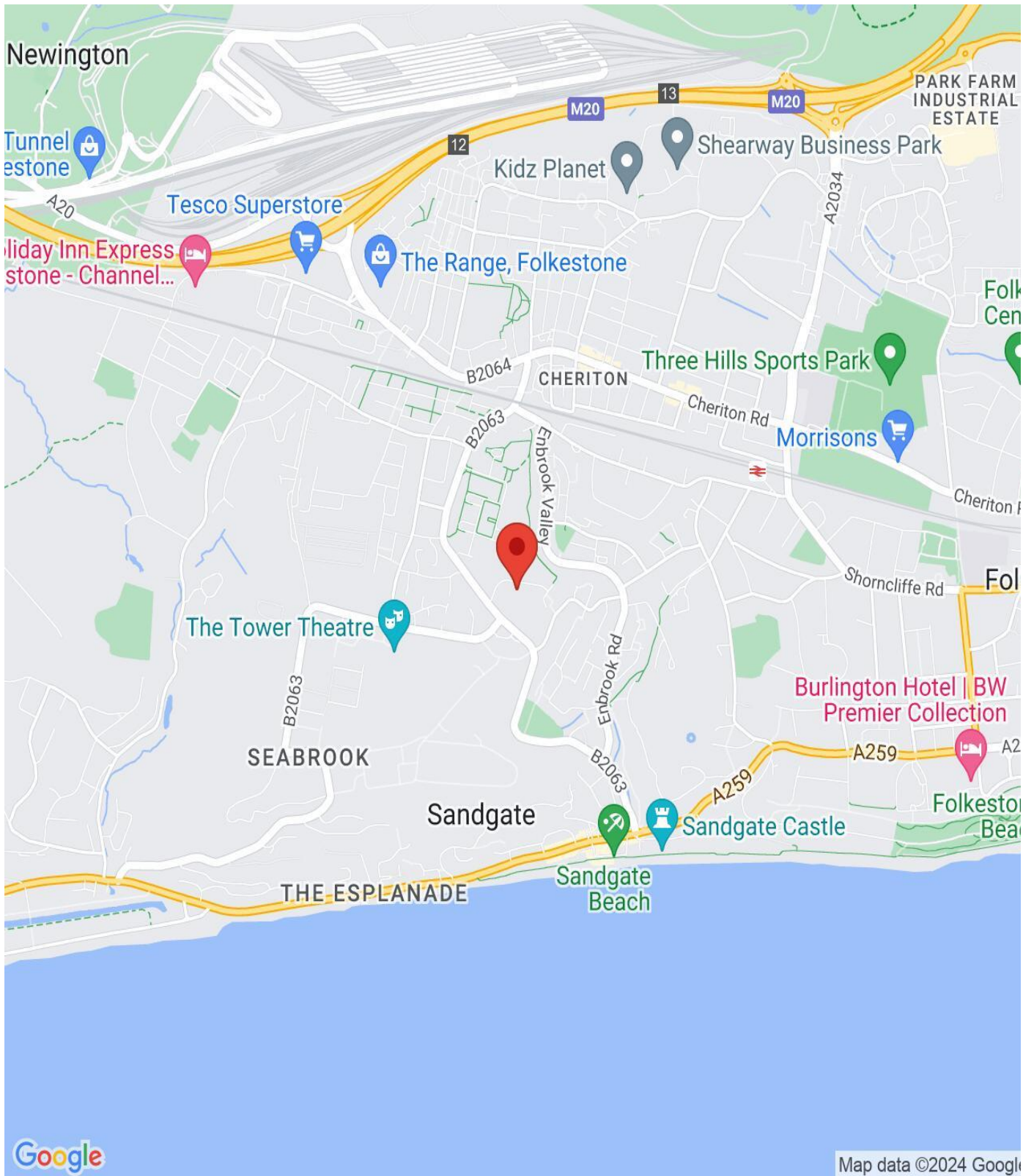
Full EPC recommendation report and certificate are available upon request. Energy Performance Certificate: B (39)

Viewing Strictly by appointment through Motis Estates Chartered Commercial Surveyors. SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request). For more details, please contact Motis Estates Chartered Surveyors on - 01303 212020 or commercial@motis-estates.com









IMPORTANT NOTICE

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.