

Unit 2b, Three Acre Industrial Estate

Park Farm Industrial Estate, Folkestone, Kent CT19 5DS



- Due to Undergo a Substantial Refurbishment
- Established Trading Location with neighbouring occupiers to include; Howdens, Eurocell & Edmundson Electrical
- Available Summer 2026

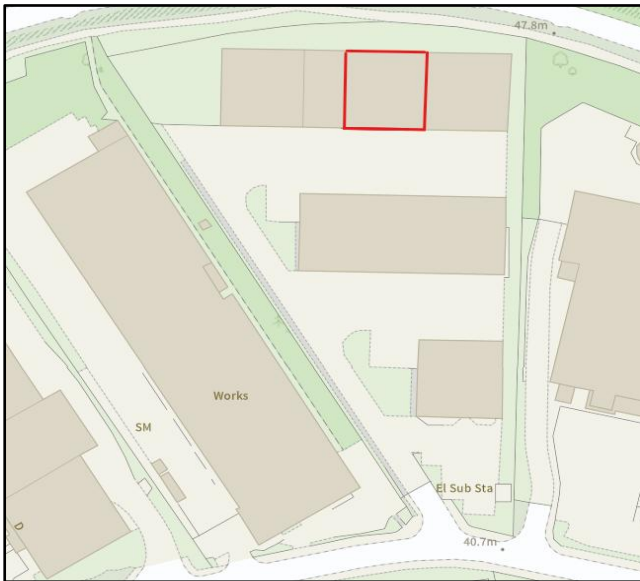
Industrial / Trade Counter Unit
TO LET

585.6 m² (6,304 sq ft) approx.

LOCATION

The property is located on the Park Farm Industrial Estate, an established business park strategically located close to Junction 13 of the M20 motorway, being around 1.5 miles from Folkestone town centre.

The property is situated on the Three Acre Industrial Estate, an established commercial hub and Trade Counter location with occupiers to include Howdens, Eurocell and Edmundson Electrical.



DESCRIPTION

The property comprises a mid-terrace industrial/ trade counter unit of steel portal frame construction, having block elevations beneath a pitched profile steel sheet roof incorporating translucent panels.

Due to be handed over in a refurbished 'shell and core' specification, it is arranged as an open warehouse finished to a good modern specification to include a concrete floor, modern loading door and LED lighting.

Externally the property benefits from parking and loading on the forecourt to the front.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse & Staff	585.6	6,304

The property is in the process of undergoing a comprehensive refurbishment, to include (but not limited to) the following works:

Externally:

- New flat roof coverings.
- New sectional goods doors.
- New rooflights.
- Replacement to cladding panels and trims.
- Replace the fire exit doors.

Internally:

- New LED lighting throughout
- Redecoration internally throughout
- New floor finishes throughout
- New electrical and mechanical service reports.

TERMS

The property is available to let by way of a new Full Repairing & Insuring (FR&I) lease for a term to be agreed.

RENT

Our clients are seeking a rent of £65,000 per annum (exclusive).

BUSINESS RATES

The property will be assessed as follows from 1 April 2026:

Store & Premises: £56,000

SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts. The allocation for Unit 2b for the 2025/26 service charge year is £4,507.46.

INSURANCE

The landlord will arrange buildings insurance with the Tenant responsible for reimbursing the fair proportion of the premium. The allocation for Unit 2b is circa £1,700.

USE CLASS

The property is deemed suitable for uses within Classes B2, B8 and Class E(g)(iii).

NB: Motor Trade Uses will not be considered.

EPC

The property has been assessed within Band D (81). A copy of the certificate is available upon request.

FINANCE ACT 1989

Rents are quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

LEGAL COSTS

Each party are to bear their own legal and professional costs.

MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all prospective Tenants. Therefore, all proposals will be subject to the necessary checks.

VIEWINGS

By appointment only via Sole Agents Sibley Pares Chartered Surveyors:

Ned Gleave MRICS
ned.gleave@sibleypares.co.uk
01233 629281 | 07547 672622



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