



C6 BARNFIELD BUSINESS PARK BARNFIELD ROAD, FOLKESTONE

£1,200 per month

FOR RENT; Motis Estates Commercial Chartered Surveyors are proud to offer a unit within 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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C6, Barnfield Business Park, Barnfield Road Folkestone CT19 5SG

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

Description

Motis Estates are pleased to offer a newly built unit located in Park Farm Industrial Estate in Folkestone, Kent. C6, Barnfield Business Park is 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, Sainsburys, Pure Gym, Halfords, Pets at Home, Home Bargains and Tool Station.

C6 is an end of terrace unit within a development of 30 units on Barnfield Business Park.

- High quality mini rib cladding
- Powder coated aluminium windows and doors
- Ground floor loading of 10kn/m²– Mezz floor loading 4.8 Kn/m²
- Minimum 3m clearance under first floors
- Insulated steel clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Allocated parking for 3 Cars.

The property has a fitted office within the mezzanine with a plasterboard ceiling with LED lighting, electric heating and fully carpeted with perimeter trunking. There is also a kitchen.

1,324 sq ft @ £1,200 per calendar month plus VAT

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

The property has a service charge payable for the maintenance of the external areas.

The property is available with an assignment of the existing lease however a new lease is also possible of a minimum of 3 years.

Rateable Value - £13,500 RV from 1st April 2026. EPC: B (49) valid until January 2034

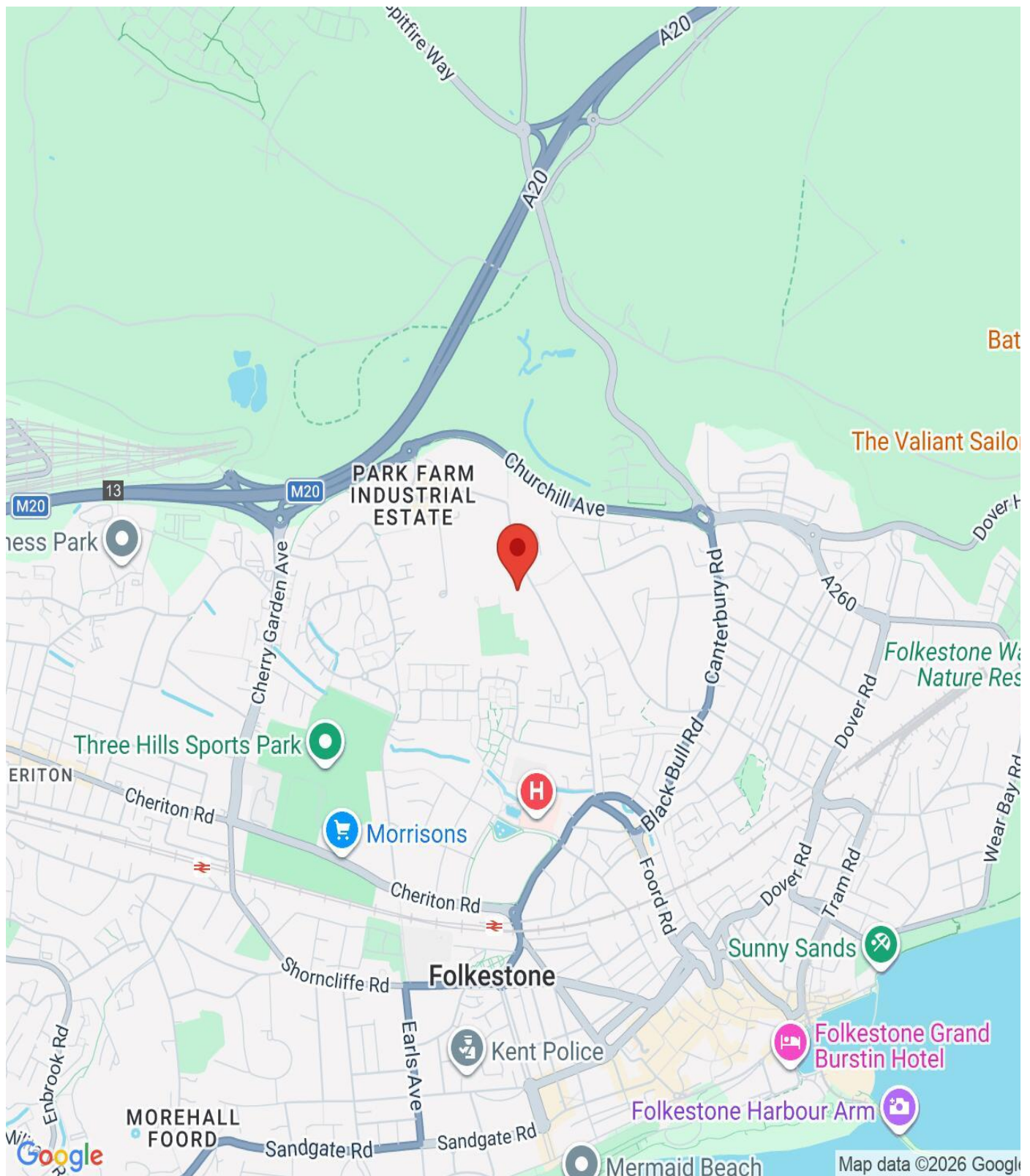
For further information, please contact Motis Estates Commercial Chartered Surveyors on 01303 212020. SUBJECT TO CONTRACT

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.









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