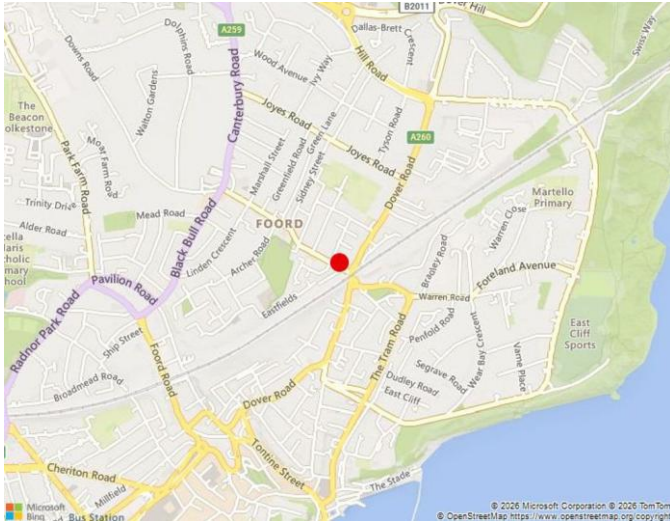




STORAGE YARD TO LET

- £20,000 per annum
- Located close to Folkestone town centre
- Suitable for a variety of business uses.
- Accessed through private car park

STORAGE YARD, CANTERBURY ROAD, FOLKESTONE, KENT, CT19 5NG



Location

The site situated in Folkestone and set back from Canterbury Road, accessed via a private road/car park, and situated less than 2 miles from Junction 13 of the M20 motorway and being around 1 mile from Folkestone town centre.

Folkestone is approximately 7 miles south west of Dover, 14 miles south east of Ashford and 60 miles south west of central London. Folkestone station provides rail services across Kent and to central London with journey times to London St Pancras of around one hour.

What3Words Location:

<https://what3words.com/commenced.chew.create>

Description

TO LET - Gated and fenced storage yard set back from the road, accessed through a private road.

Accommodation

The site comprises a gated and fenced storage yard. Available immediately.

Area	Sq M	Sq Ft
Total Site Area	1,067.89	11,495

EPC

Not required

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

Rateable Value

RV £13,750 @ 49.9p in the £

Rates payable £6,861.25 for the year 2025/26

With effect 1st April 2026 the RV is £16,250

Rent

£20,000 Per Annum Exclusive

Terms

To take a new FRI lease for a term of 6 years with a rolling break option on 6 months' notice.

Legal Costs

The tenant to make a £595 + VAT contribution towards landlords legal fees.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Thomas Langston

thomas.langston@sibleypares.co.uk



Dominic Barber

dominic.barber@sibleypares.co.uk

SIBLEY PARES
CHARTERED SURVEYORS & ESTATE AGENTS
01622 673086
sibleypares.co.uk