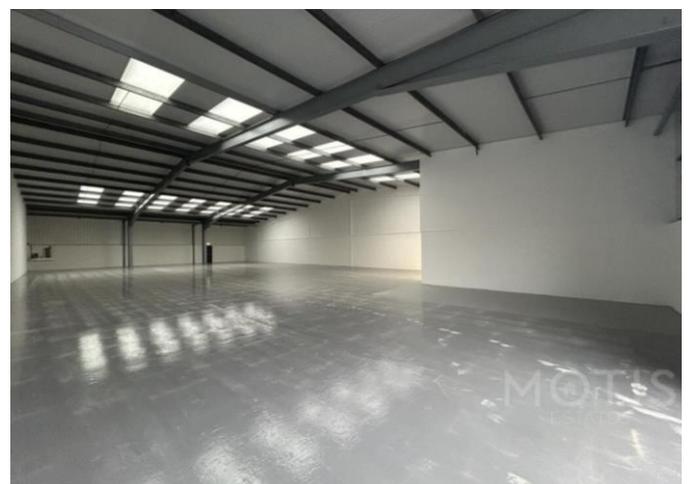




## FOLKESTONE TRADE PARK, PARK FARM ROAD, FOLKESTONE

**£4,852 per month**

**FOR RENT;** Motis Estates Commercial Chartered Surveyors are proud to offer a development of 10 recently refurbished 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



# Folkestone Trade Park, Park Farm Road Folkestone CT19 5EY

**Allocated Parking Spaces , Available Immediately with Early Incentives , Thriving Location , 4.5m High Electric Loading Doors , 5m Eaves Height , Modern Specification - LED Lighting, Mezzanines & Fibre**

## **Description**

Motis Estates are pleased to offer a newly refurbished 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, Sainsburys, Pure Gym, Halfords, Pets at Home, Home Bargains and Tool Station.

Folkestone Trade Park is situated within the established Park Farm industrial area, one of Folkestone's premier commercial locations. The estate is accessed directly from Park Farm Road, which connects to the A259 and M20 (Junction 13), providing fast access to Ashford, Dover, and the wider South East.

- Nearby occupiers include Screwfix, Howdens, Toolstation, and Euro Car Parts, reinforcing the location's strong trade focus.

Folkestone Trade Park comprises ten industrial/warehouse units of steel portal frame construction with part brick and block elevations, surmounted by new profiled steel cladding beneath a new Kingspan composite roof incorporating approximately 15% roof lights.

The estate has recently undergone a comprehensive redevelopment programme, delivering high-quality trade and warehouse accommodation with upgraded building fabric, services, and yard layout.

Nine units have been newly reconfigured - several of which are already under offer - providing flexible accommodation suitable for trade, storage, or light industrial use.

## External:

- New Kingspan composite roof with roof lights and rainwater goods
- New profiled steel cladding to elevations (half-clad design)
- Nine new electric loading doors (approx. 4.5m high)
- New openings for doors and windows
- External floodlighting and new unit numbering throughout
- Refurbished yard with extended hardstanding and improved circulation

## Internal:

- Full strip-out and refurbishment throughout
- New internal party walls and nine DDA-compliant WCs
- Painted warehouse floors (mid-grey finish)
- Internal cladding to elevations
- LED lighting throughout offices and WCs
- New mezzanine structures with first-floor offices and undercroft space (5kN/m load capacity)
- New finishes, small power, and heating installations

M&E and Services:

- 3-phase power
- New individual water connections and drainage improvements
- Fibre connectivity

Yard:

- Reprofiled and resurfaced yard with new asphalt finish
- Retaining wall removal and excavation works to increase yard area

Accommodation

- 9 newly refurbished / reconfigured (several units already under offer)
- 5m eaves height
- 4.5m loading doors
- Flexible unit sizes available

EPC: Pending

Rateable Value: Pending

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.

**Postcode** CT19 5EY

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_008777

**Opening Hours:**

Monday - Friday 9.00 - 5.30

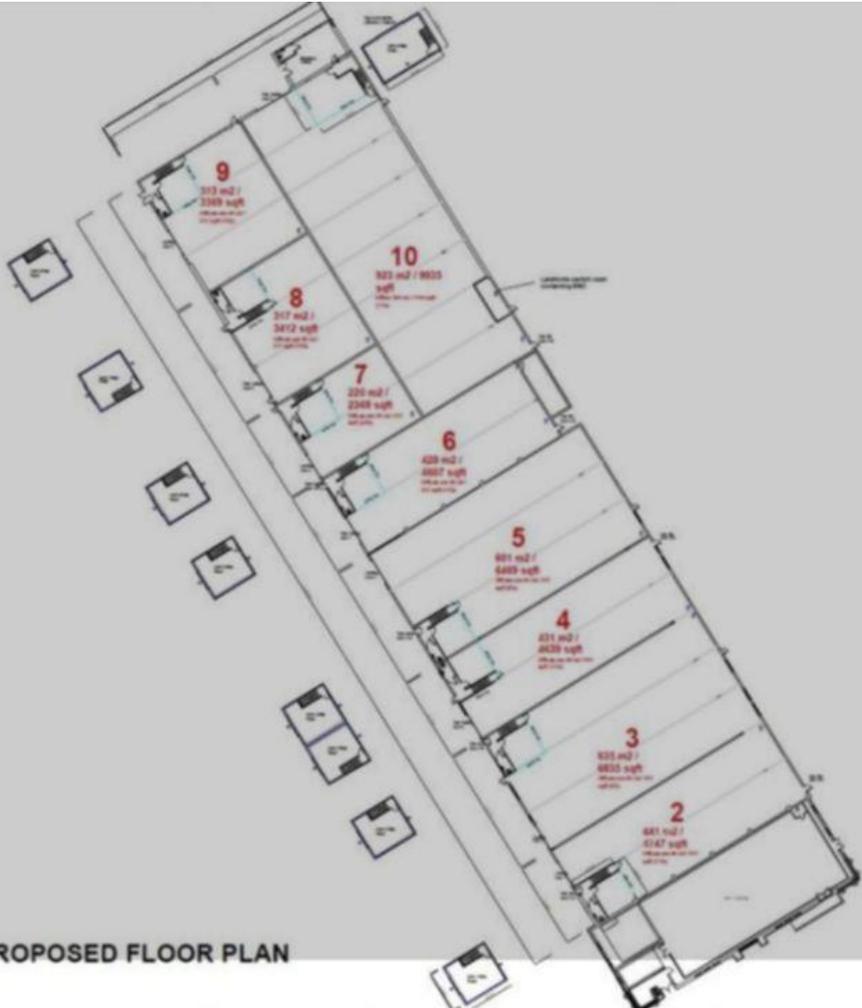
Saturday 9.00 - 3.00







The drawing shall not be stamped, signed or issued without the written approval of the Engineer. All dimensions are in millimeters unless otherwise stated. All dimensions are to the finished surface unless otherwise stated. The contractor shall be responsible for the accuracy of the drawing. The drawing shall be used for the construction of the project only.

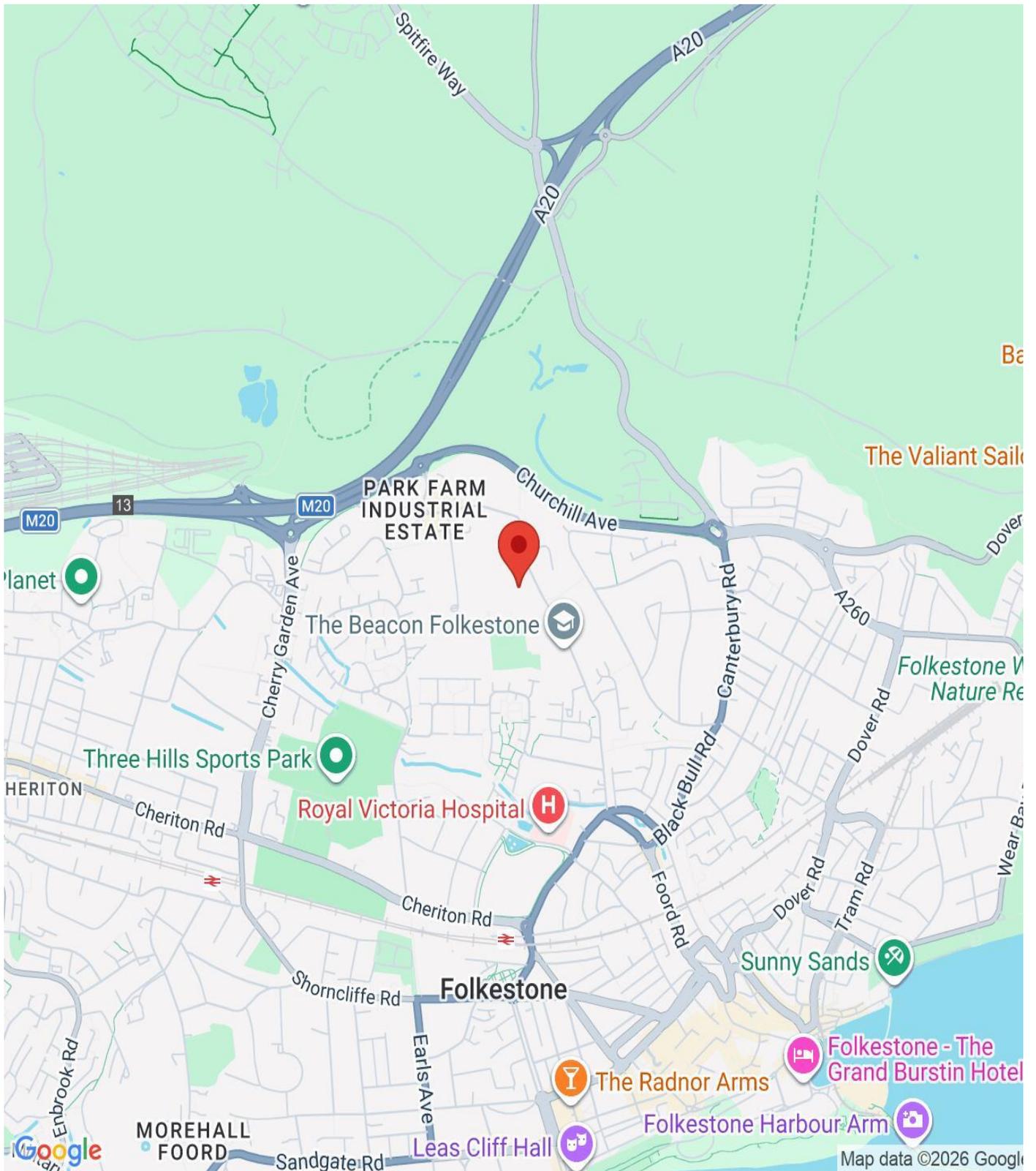


PROPOSED FLOOR PLAN

**Woodfellow**  
building consultant

**MOORE ESTATES**

Project No.	001	Client	MOORE ESTATES
Project Name	MOORE ESTATES	Project Location	MOORE ESTATES
Project Status	PROPOSED	Project Date	2024



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