



WAREHOUSE 2, 1 NORTH CLOSE, FOLKESTONE

£3,500 per month

A rare opportunity rent a unit in the heart of North Close in Folkestone, Kent.



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Warehouse 2 North Close Folkestone CT20 3UH

Rare Opportunity, Large Warehouse , 6.7 Max Eaves

Description

The premises are situated on the established North Close Industrial Estate on the outskirts of Folkestone with easy access onto Junction 12 of the M20 motorway and within close proximity to the Channel Tunnel terminal. Folkestone town centre is approximately two miles to the south with Dover and Ashford approx. 8 miles and 13 miles away respectively.

Excellent communications to Europe provided by the Eurotunnel terminal at Cheriton less than three miles away and from the Port of Dover approximately 8 miles away. London can be accessed via the M20 or London St Pancras in under 1 hour via High Speed 1.

The property is a 7,117 sq ft warehouse which has been maintained to a good standard. The property is part brickwork and part cladding, the property is ideal storage and has 6.7 max eaves.

There is a ground floor office of approx 816 sq ft to the rear with w.c facilities.

The office has a suspended ceiling and LED Lighting. Above the offices, there is useful storage.

There is a number of roller shutters for access at the front and side of the property.

The property is available from 1st March 2026 and can be available to purchase (upon separate negotiation)

There is parking with the property of 6 allocated spaces.

EPC: 71 (C) valid until December 2029.

For further information, please contact Motis Estates Chartered Surveyors on 01303 212020.
SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request

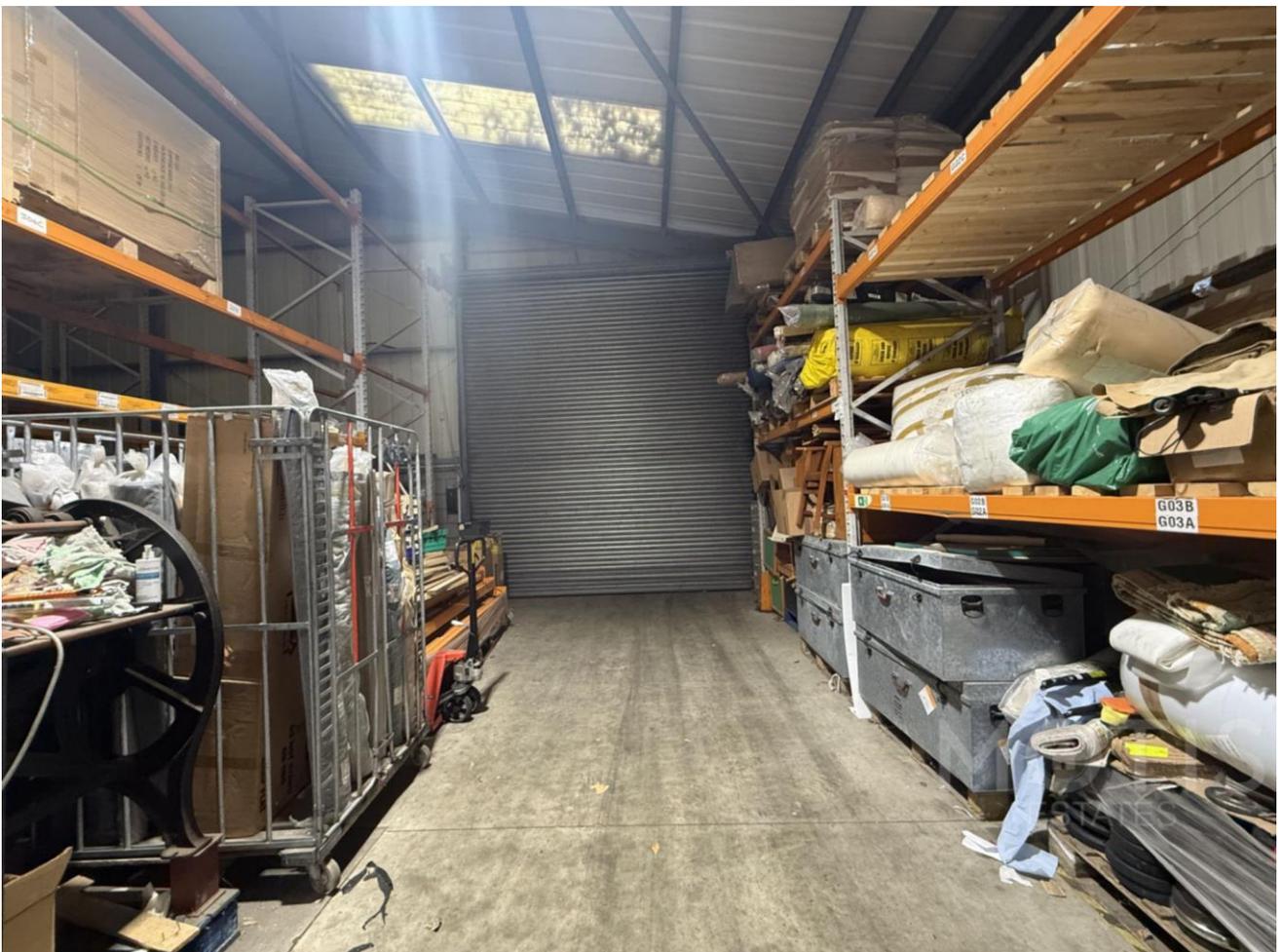
Postcode CT20 3UH

Viewings Strictly by appointment only -
Property Reference MOTIS_009079

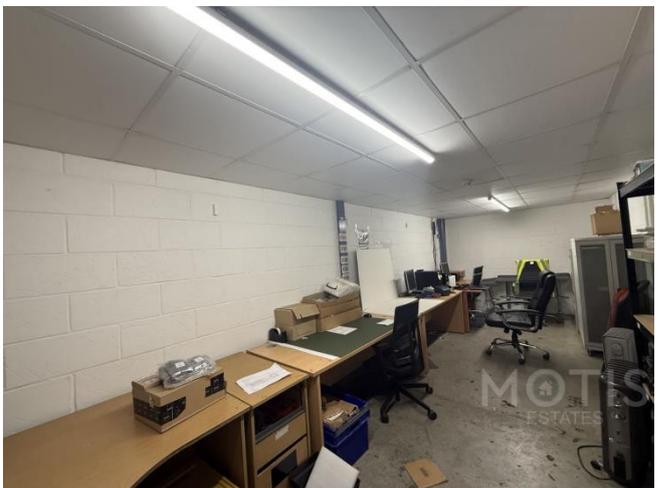
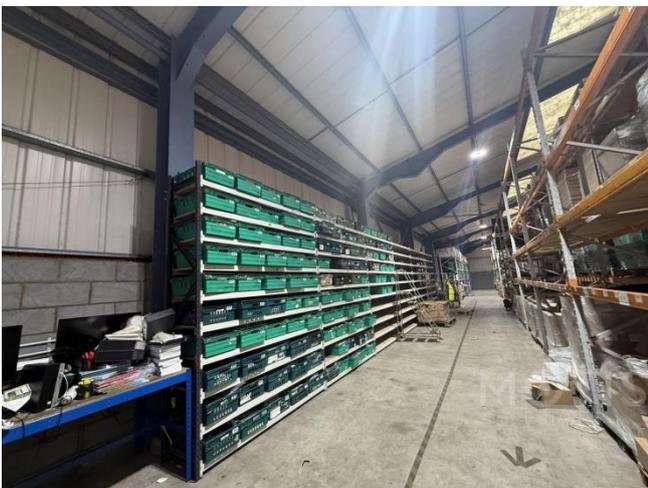
Opening Hours:

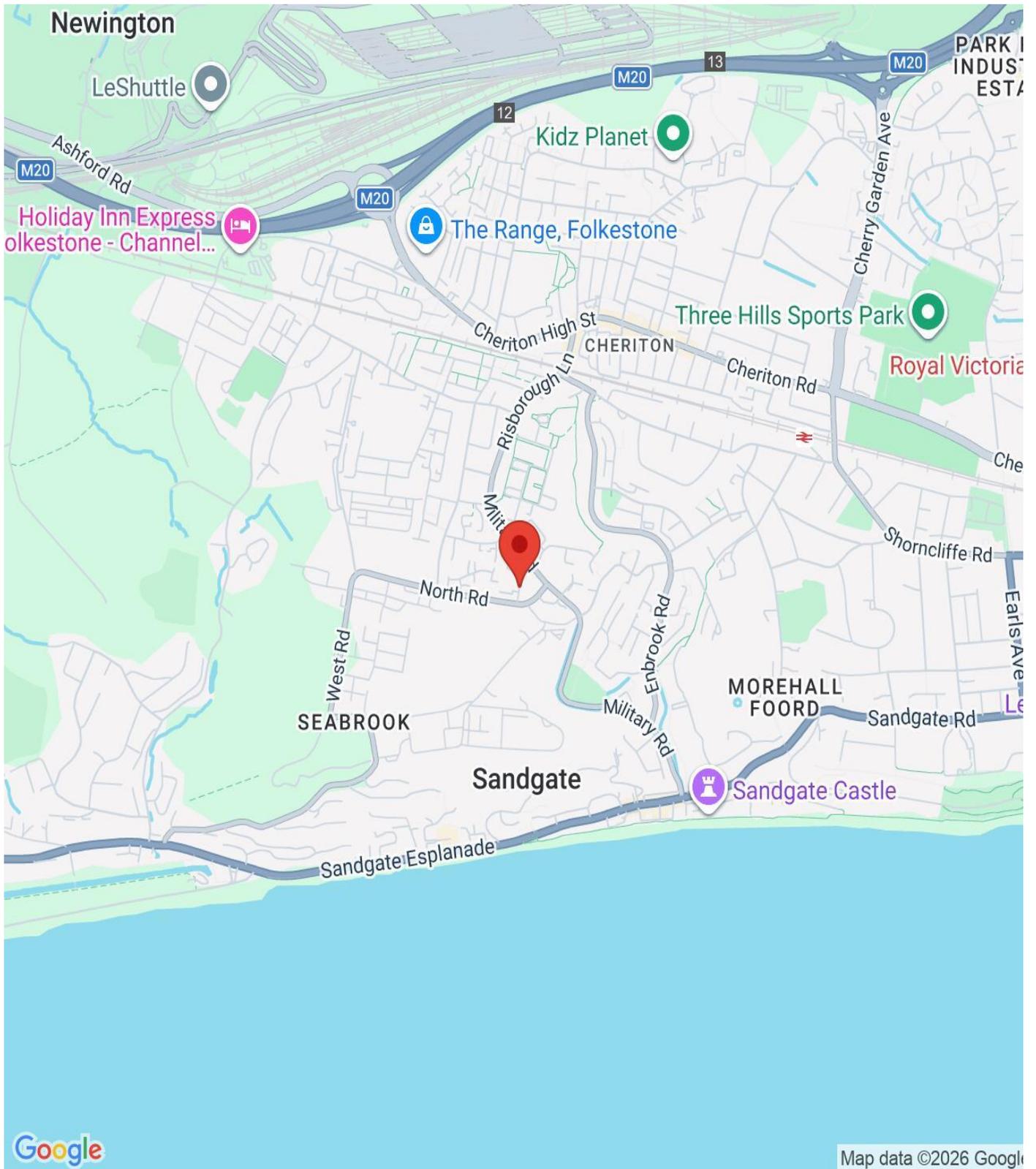
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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.