

**Mileway**

# Lympne Distribution Park Folkestone

Available to Let  
Warehouse  
843 - 84,634 sq ft



Prime distribution location



Roller shutter doors



4 - 5 m eaves height



24 hour onsite security/ CCTV



Folkestone 8.5 mi Ashford 10 miles



# Lympne Distribution Park

Lympne Distribution Park Folkestone CT21 4LR



## Description

The available units are part of the popular Lympne Distribution Park. The units are accessed through roller shutter and personnel doors to the front and have lighting throughout and kitchen and WC facilities to the rear.

## Location

Lympne Distribution Park is a prime distribution location for hauliers and related trades who require good access to the motorway network, Channel Tunnel and ports. Located just 2.5 miles from junction 11 M20 it is also well placed to serve the immediate towns of Ashford, Folkestone, Canterbury and Dover.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Estate service charge and deposit payable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

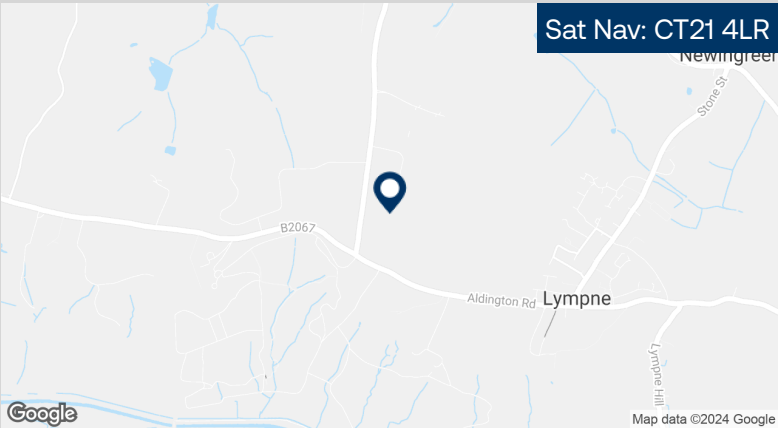
## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit B01 & B02	Warehouse	4,847	Immediately	£4,500 PCM
Unit B03	Warehouse	4,918	Immediately	£4,500 PCM
Unit F02 & F03	Warehouse	9,820	Immediately	
H Block	Warehouse	60,547	Immediately	
Unit N01	Warehouse	856	Immediately	£985 PCM
Unit N02	Warehouse	843	Immediately	£985 PCM
Unit N03	Warehouse	843	Immediately	£985 PCM
Unit N04	Warehouse	1,110	Immediately	£1,265 PCM
Unit N07	Warehouse	850	Immediately	£985 PCM
Total		84,634		

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