

**LYMPNE DISTRIBUTION PARK
OTTERPOOL LANE, HYTHE
KENT CT21 4LR**

Unit	Total Sq Ft	Quoting Rent PA	Service Charge	Rateable Value (Approx Payable)	EPC	Insurance 21 June '25 to 20 June '26	Status
Unit B1	2,423	£27,300	£5,057.06	See note	E117	£1,239.85	Available
Unit B2	2,423	£27,300	£5,057.06	See note	E119		Available
Unit B3	4,918	£55,452	£10,262.28	£43,000 (£18,576)	D91	£1,348.53	Available
Unit C4	2,444	£29,248	£5,570.35	£22,000 (£9,504)	D100	£675.35	Available
Unit F2-3	9,820	£104,843	£22,974.94	£75,000 (£36,000)	D91	£2,512.18	Available
H Block	60,547	£375,103	£89,443.15	£282,500 (£135,600)	C64	£16,034.96	Available
Unit G4	1,883	£25,257	£4,827.25	£17,750 (£7,668)	B46	£532.37	Available
Unit G6	9,556	£102,123	£24,498.73	£78,000 (£37,440)	D83	£2,623.99	Available
Unit N1	856	£11,712	£1,346.38	£9,800 (£4,234)	C57	£218.90	Available
Unit N2	843	£11,534	£1,325.93	£9,500 (£4,104)	C52	£215.48	Available
Unit N3	843	£11,534	£1,325.93	£9,500 (£4,104)	D77	£215.48	Available
Unit N4	1,110	£15,186	£1,745.89	£12,500 (£5,400)	C56	£283.88	Available
Unit N7	850	£11,629	£1,336.94	£11,000 (£4,752)	C61	£234.85	Available

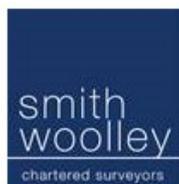
Size Options – Units available from 843 sq ft

Lease / Rent – The quoting rent is based on a new full repairing and insuring lease for a minimum term of 5 years.

Service Charge – Payable for the maintenance of the common parts of the estate. Details available upon request.

Rates – Rateable Values (from April 2026) are taken from the Valuation Office Website and the rates payable are for guidance purposes. Interested parties are advised to confirm these figures with Folkstone & Hythe Council.
- Units B1 & B2 are currently jointly assessed with a combined rateable value of £47,250. Therefore interested parties should make their own enquires with the local council.

For Further Information or to arrange an inspection please contact joint sole agents:



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