

UNIT B4 LYMPNE DISTRIBUTION PARK

Otterpool Lane, Hythe, CT21 4LR

TO LET
2,521 sq.ft
(234 sq.m)



Junction 11 - M20
Prime distribution location
24 hour security and CCTV
Flexible lease terms
Lorry parking

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.

Lympne Distribution Park is an established estate offering a range of detached and terraced units with generous forecourts and ample parking for both HGV's and cars. Existing occupiers include Norish Food Care, Folkestone Fixings and Laser Transport. Other local occupiers include Spicers, SMS Logistics and Volvo Trucks.

- Electric roller shutter door
- 5.32m eaves
- 24hr security / CCTV
- LED lighting

Accommodation

The unit comprises of the following gross internal area:

	Sq.Ft	Sq. M
Warehouse	2,521	(234.24)



Terms

The unit is available by way of new FRI lease for a term to be agreed. Rent upon application.

The landlord requires a 3 month rent deposit.

Service Charge

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The current service charge is circa £1.20 per sq ft plus VAT

Business Rates

Rates payable £8,347 per annum (2019/20)

Based upon rateable value of £17,000

Tenants to be responsible for payment of business rates.

Energy Performance Certificate

The Property has been graded as C75

Legal Costs

Each party to pay their own legal costs.

