# UNIT B4 LYMPNE DISTRIBUTION PARK

TO LET 2,521 sq.ft

Otterpool Lane, Hythe, CT21 4LR

(234 sq.m)



#### 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**

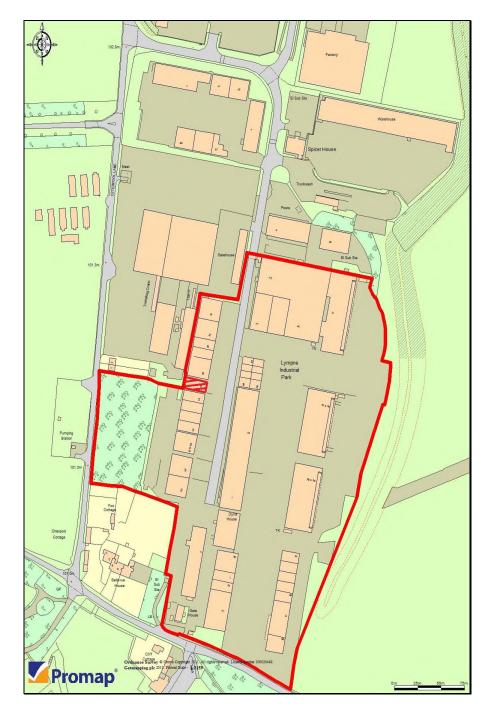
Rates payable £8,347 per annum (2019/20)
Based upon rateable value of £17,000
Tenants to be responsible for payment of business rates.

## **Energy Performance Certificate**

The Property has been graded as C75

## **Legal Costs**

Each party to pay their own legal costs.



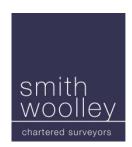
### **Viewings**

For further information or to arrange a viewing contact:

Graham Starling gs@martinewaghorn.co.uk 01622 672233



Siobhan Wood siobhan.wood@smithwoolley.com 01233 640800





PROPERTY MISDESCRIPTIONS ACT: We give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the vendor, lessor or its agent(s) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) we will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. FIXTURES & FITTINGS: The agents have not tested fixtures and fittings. Interested parties should seek confirmation from their own surveyors and consultants as to their adequacy and condition. SERVICES: Interested parties are advised to verify the availability and suitability of these services with their own surveyors for their proposed use. September 2019.