Mileway

Folkestone
CT21 4LR

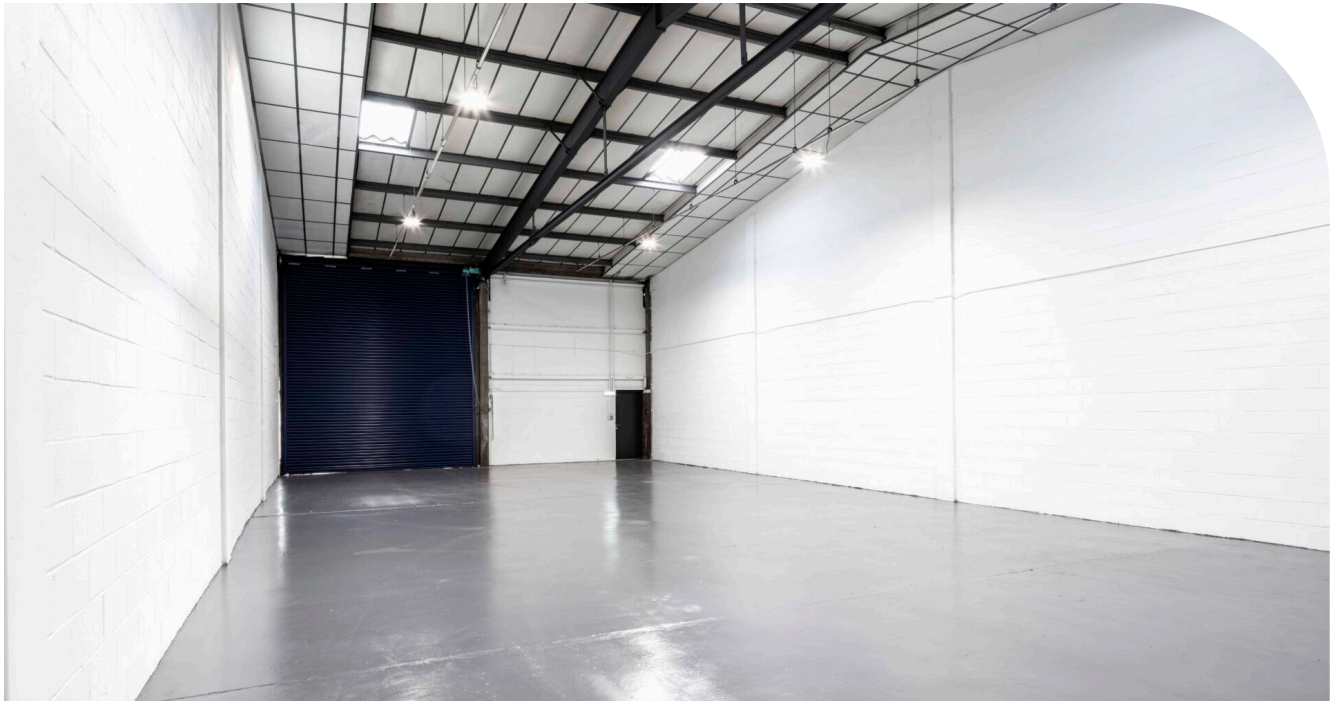
Lympne Distribution Park

Warehouse units to let

843 - 9,820 sq ft

Units B01 & B02, B03, C04, F02 & F03, N01, N02, N03, N04, N07, G06





Warehouse units

Located in a prime industrial hub, Lympne Distribution Park offers high-quality warehouse and distribution space designed to meet the needs of modern logistics and manufacturing occupiers.

The units feature robust steel-frame construction, roller shutter loading doors, and generous eaves heights ranging from 4 to 6 meters. With 24-hour on-site security and CCTV, the estate provides a secure and professional environment, further enhanced by excellent forecourt loading areas and ample parking for both staff and HGVs. The units have kitchen and WC facilities to the rear.

- Strategic logistics location
- Roller shutter doors
- 4 - 5 m eaves height
- 24 hour onsite security/ CCTV
- High-Security environment
- Ample on-site parking
- Modern facilities
- Folkstone 8.5 miles Ashford 10 miles

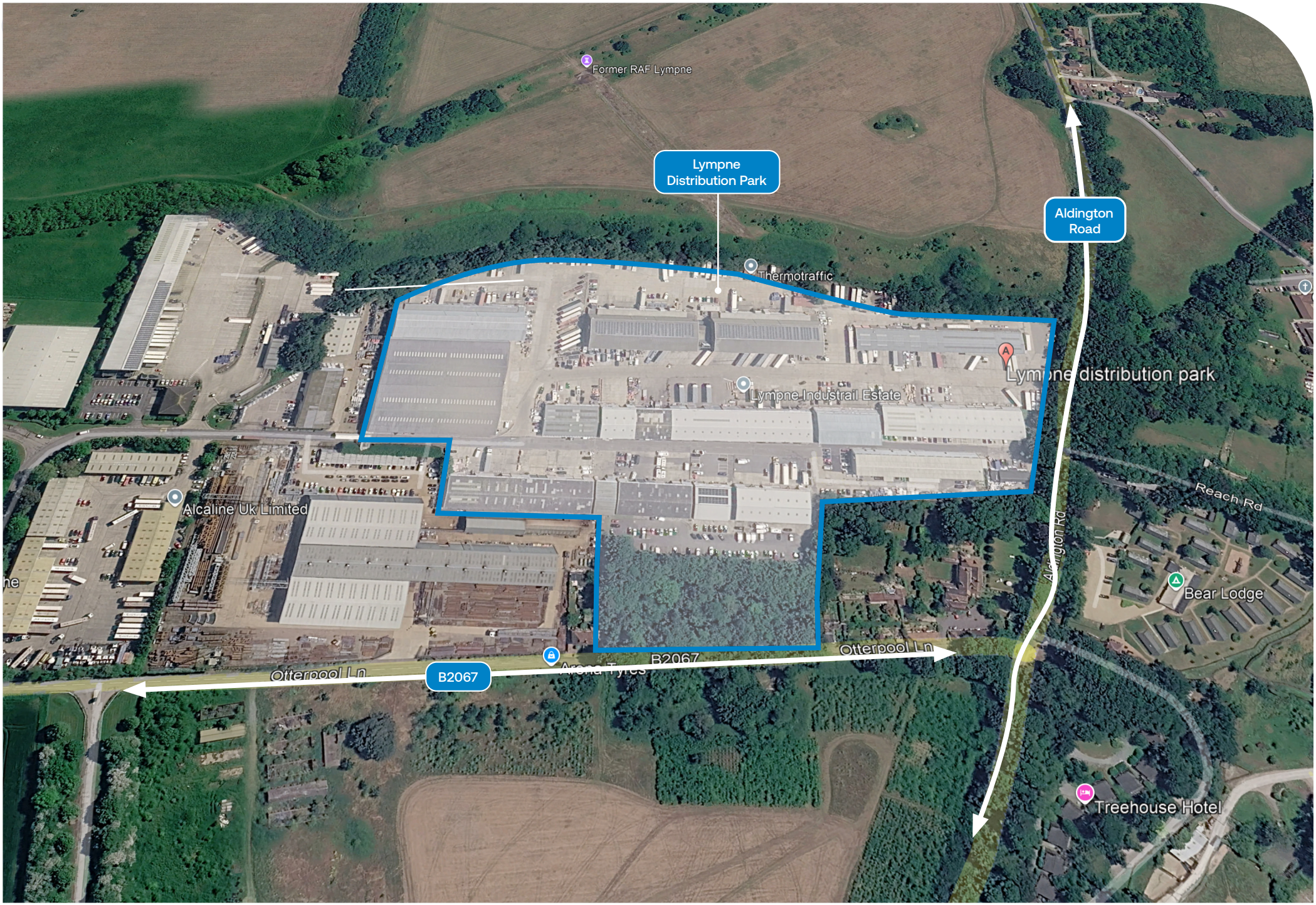
Site plan & accommodation

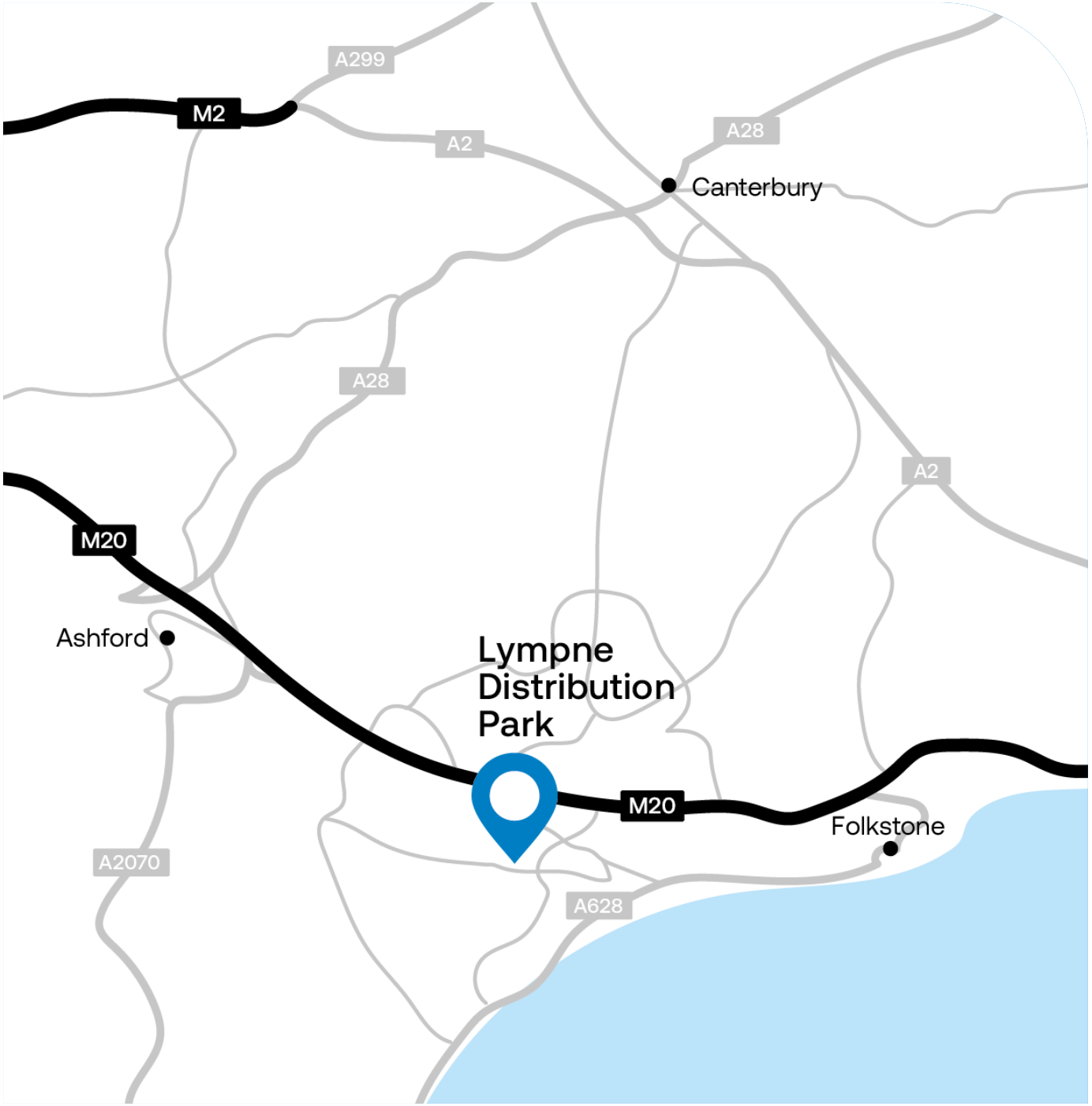


Unit	Type	Area (sq ft)	Area (sq m)	Availability
Unit B01	Warehouse	2,424	225.18	Immediately
Unit B02	Warehouse	2,424	225.18	Immediately
Unit B03	Warehouse	4,918	456.9	Immediately
Unit C04	Warehouse	2,444	227.06	Immediately
Unit F02 & F03	Warehouse	9,820	912.31	Immediately
Unit N01	Warehouse	856	79.53	Immediately
Unit N02	Warehouse	843	78.32	Immediately
Unit N03	Warehouse	843	78.32	Immediately
Unit N04	Warehouse	1,110	103.12	Immediately
Unit N07	Warehouse	850	78.97	Immediately
Unit G06	Warehouse	9,556	887.78	Immediately
Total		**36,087**	**3,352.59**	






Former RAF Lympne
Lympne Distribution Park
Aldington Road
Thermotraffic
Lympne distribution park
Lympne Industrail Estate
Alcaline Uk Limited
Reach Rd
Aldington Rd
Bear Lodge
Otterpool Ln
B2067
Otterpool Ln
B2067
Treehouse Hotel



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.

Units over 2,500 sq ft offer excellent forecourt, loading and parking.

Cities	Distance
Port of Dover	16.2 miles
Ashford	10.4 miles
Canterbury	16.2 miles
By Road	**Distance**
M20 Junction 11	3.8 miles
By Train	**Distance**
Westenhanger	3.4 miles
By Air	**Distance**
London Gatwick	52 miles
By Bus	**Distance**
Reach Road (Lympne)	Directly adjacent

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Book a viewing

Mileway

Zachary Hanna
0203 991 3516
southeast@mileway.com

smith woolley
chartered surveyors



Siobhan Wood
01233 640 800
siobhan.wood@smithwoolley.com

Further information

EPC
EPC is payable upon request.

VAT
VAT will be payable where applicable.

Terms
Available on new full repairing and insuring leases.

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

Anti-Money Laundering Regulations
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services
We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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