



218 DOVER ROAD, FOLKESTONE

£1,400,000

Motis Estates Chartered Surveyors in Folkestone are proud to bring to market a prominent industrial unit in the East End of Folkestone.



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218 Dover Road Folkestone CT19 6NJ

Large Warehouse , Planning Potential , Large Plot , Offices and Storage

Description

The premises are situated on Dover Road adjacent to the long established Bowles Well Gardens Industrial Estate on the north east side of Folkestone, within a 13/4 mile radius of Junction 13 of the M20 Motorway, Folkestone town centre and within easy reach of the Channel Tunnel Terminal. There is a mix of industrial and residential properties within the vicinity.

The building is a detached workshop which is part brickwork and part cladding with a pitched cladded roof. The building has part UPVC double glazed windows and part wooden windows which are single glazed. Internally, the building is split over three levels with a basement which is currently used as storage and houses the mains electric supply which has three phase electricity.

The ground floor is the main workshop and is used as the production area and has a part suspended ceiling with LED panels and Reznor heating units. The first floor has a further production area, newly formed showroom which has laminate flooring and suspended ceiling and offices which are carpeted and a suspended ceiling with LED Lighting fitted to a Grade B standard. There is a lift platform to all three floors.

Accommodation According to the Valuation Office Agency, the following measurements have been taken. We have measured the first-floor showroom and the first floor new office which has been added by the owner and has replaced part of the first floor workshop.

Ground floor workshop 852.05 sq m 9168 sq ft
Ground floor internal storage 136.3 sq m 1466 sq ft

First floor store 243.7 sq m 2622 sq ft
First Floor showroom 96.2592 sq m 1035 sq ft
First Floor new office 8.9096 sq m 95 sq ft
First floor workshop 477.9312 sq m 5142 sq ft
First floor office 161.9 sq m 1742 sq ft

Basement floor internal storage 417.2 sq m 4489 sq ft

Total: 2394.25 sq m 25762 sq ft

There is also a plot of land to the front of the building which is used for parking for approx. 15-20 vehicles and the driveway for the entrance/exit. There is a plot of land to the rear which is used for storage however this is not within the title and is being rented.

Services We understand that mains water, gas, and electricity is connected.

We have looked on the Valuation Office Agency website and the current Rateable Value as of 1st April 2023 is £49,000.

Tenure We have not inspected the Title Deeds but understand that the plot is freehold with no onerous covenants under title K147100.

Use: E Use Class Energy Performance Certificate: Expired - a new one has been arranged.

Tenure Freehold

Postcode CT19 6NJ

Viewings Strictly by appointment only -
Property Reference MOTIS_006478

Opening Hours:

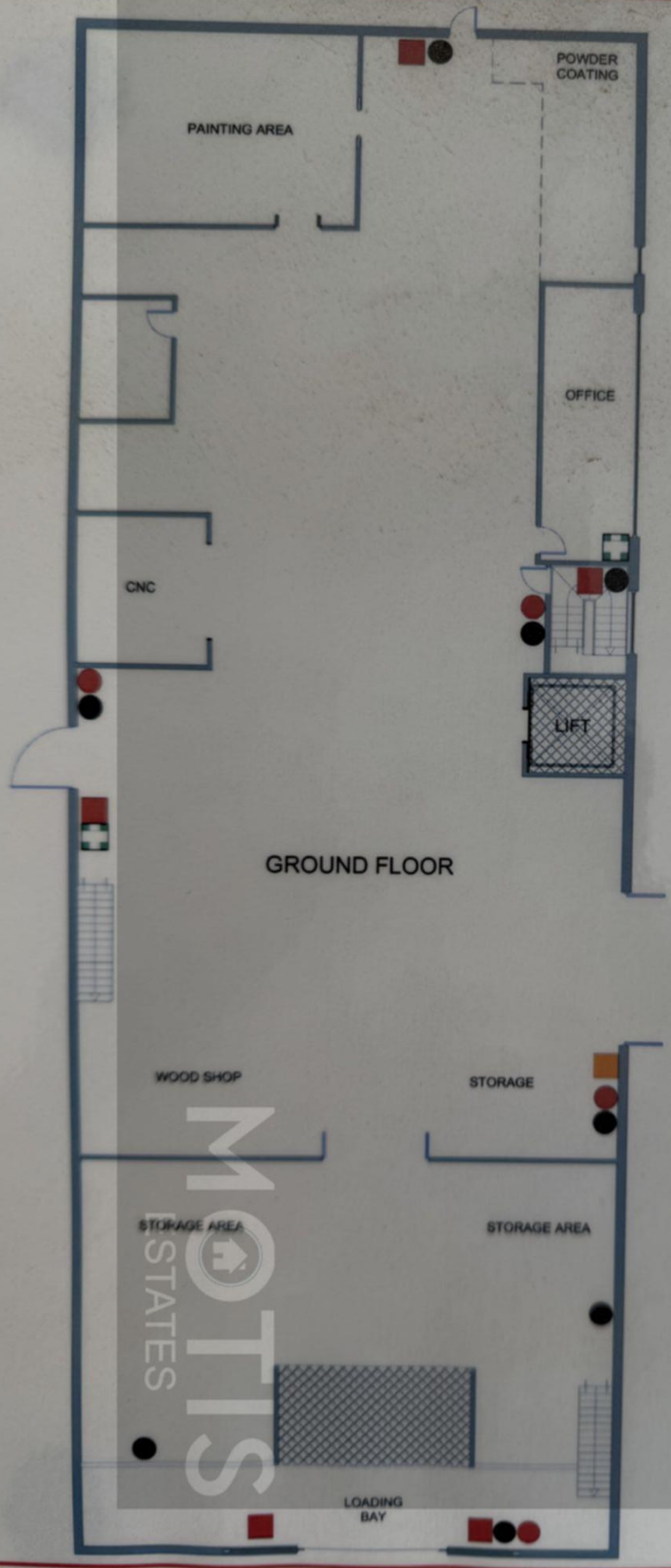
Monday - Friday 8.30 - 5.00

Saturday 9.00 - 3.00 (by appt only)

















GROUND FLOOR

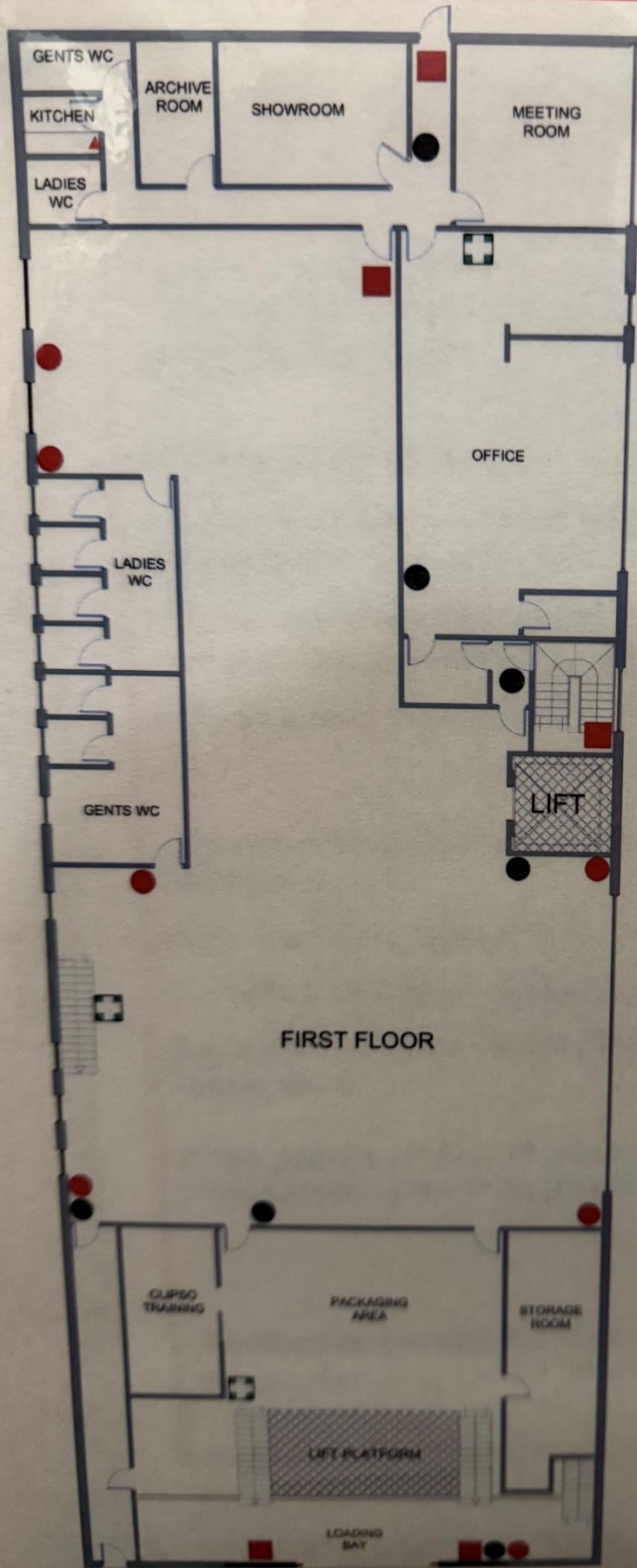
MOTIS STATES

Key Note









-  FIRST AID POINT
-  ALARM POINT
-  WATER EXTINGUISHER
-  CARBON EXTINGUISHER
-  FORK LIFT CHARGING UNIT
-  FIRE BLANKET
-  DOOR
-  STAIRS

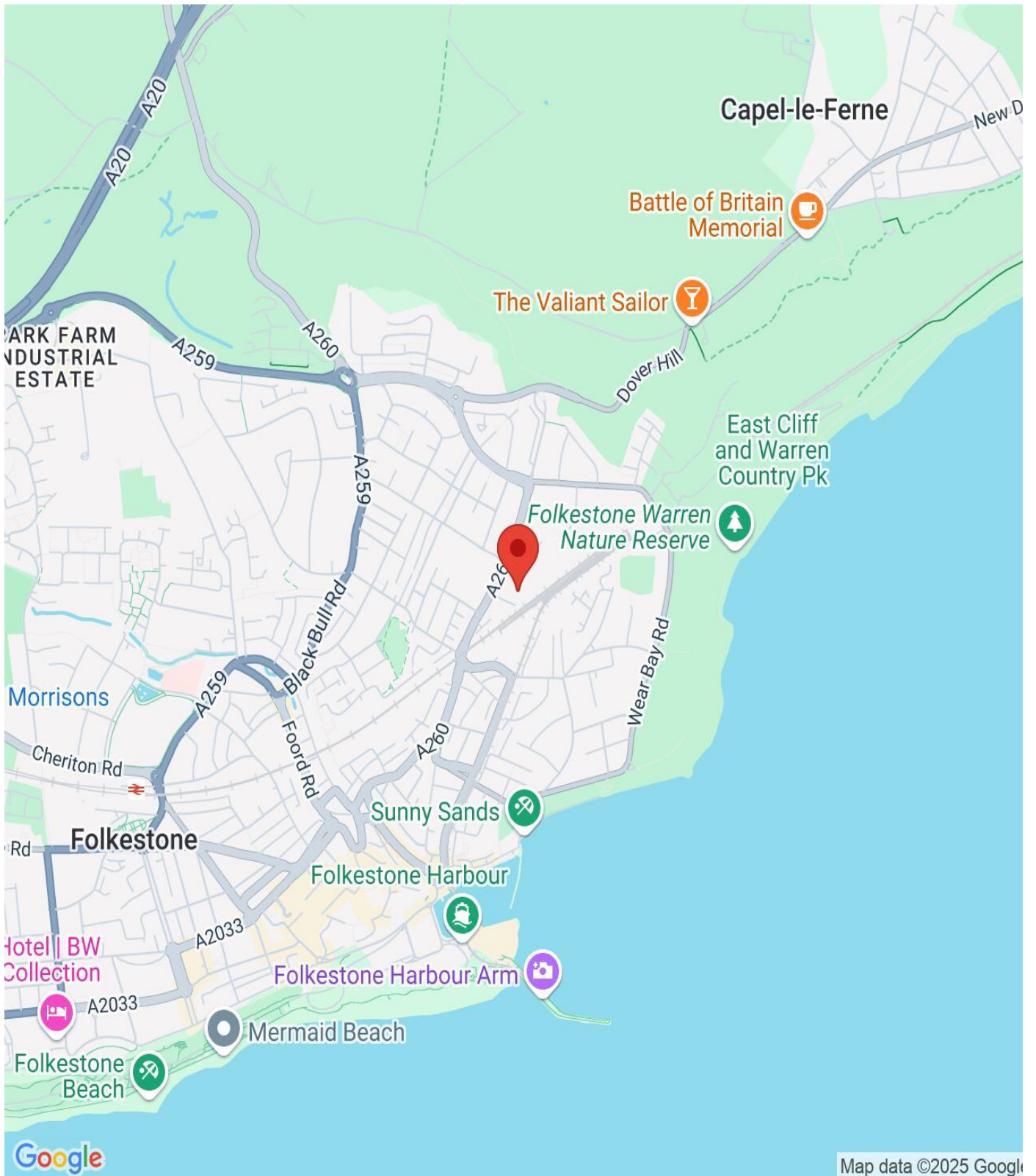
FIRE PROCEDURE

acoustic//grg



Key Note

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IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.