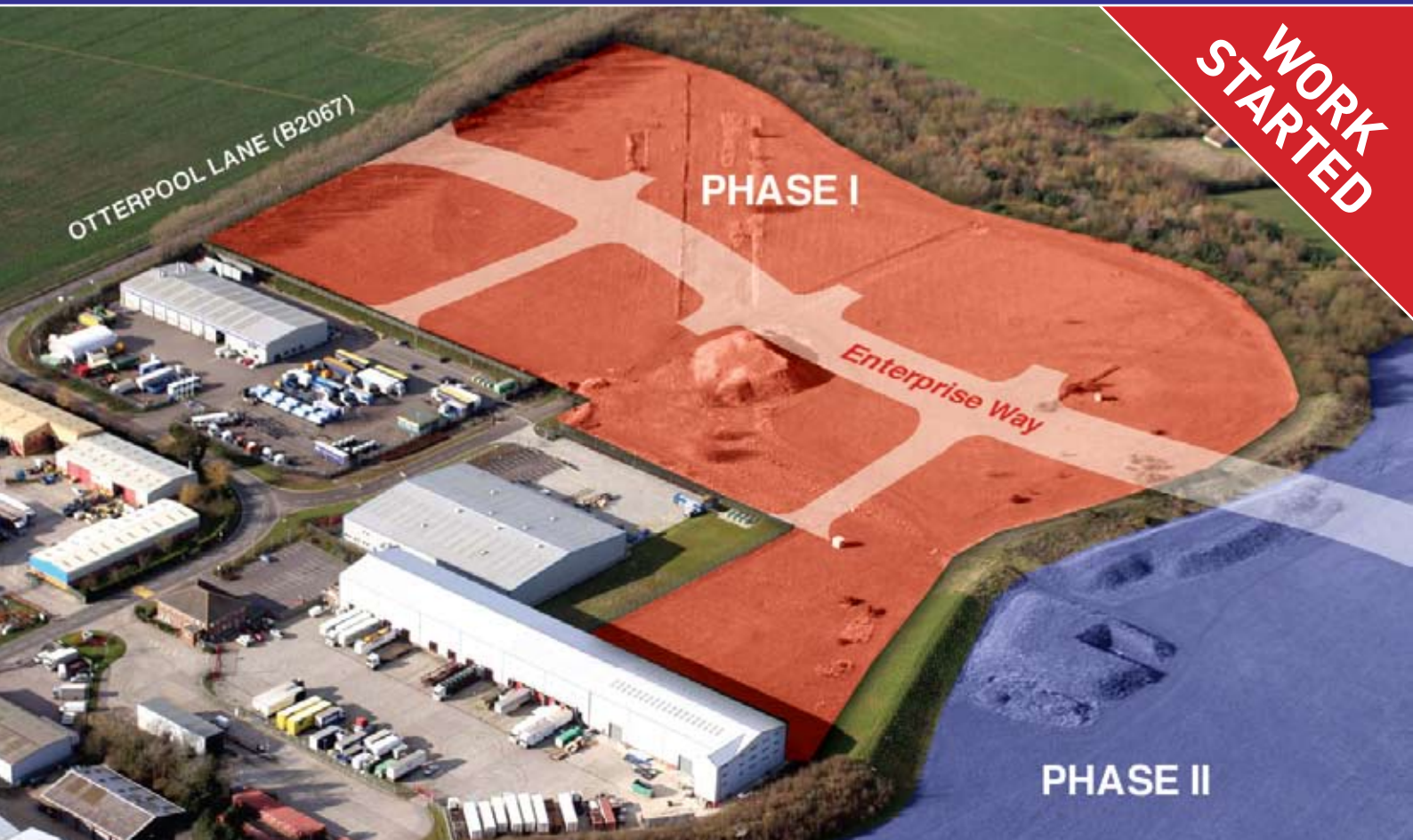


Enterprise Way LINK PARK LYMPNE

A MAJOR SCHEME PROVIDING A COMBINATION OF SPECULATIVE DEVELOPMENT AND DESIGN AND BUILD OPPORTUNITIES JUST OFF JUNCTION 11, M20



LOCATION

Link Park is strategically located in the M20 corridor and has an established reputation as a major Business Park and distribution hub with occupiers such as Laser Transport, Alkaline Transport, Sico Europe, MC Bus and Truck, Spicers of Hythe and NuSteel.

'Enterprise Way' is a new development on 24 acres to be released in phases up to 57 acres for industrial and warehouse development.

Accessed from a new tree lined and landscaped spine road with major new junctions to the B2067 and A20, the land comprises part of a former airport which has an established commercial community of circa 750,000 sq ft plus.

The area is easily accessed by road from a wide catchment including the residential districts of Folkestone and Ashford and the major regeneration areas of Folkestone Town Centre and seafront development proposals of local philanthropist Roger De Hann being designed by Sir Norman Foster.

PLANNING

Outline planning consent has been granted for B1 and B8 with B2 likely to be available on separate application. A design guide is established for the total 57 acres and is available at:

Shepway District Council

Planning & Building Control
Civic Centre, Castle Hill Avenue
Folkestone, Kent CT20 2QY
Tel: 01303 853000

ECONOMIC DEVELOPMENT

Shepway District Council – www.shepway.gov.uk
Locate in Kent – www.locateinkent.co.uk
www.channelchamber.co.uk

Agents



email: neil@corecommercial.co.uk
Tel: 01892 834483



email: mail@parsonsbiddenden.co.uk
Tel: 01580 291403 Fax: 01580 291800

Another development by



www.valad-benchmark.co.uk
email: info@valad-benchmark.co.uk
Tel: 01622 669888 Fax: 01622 669887

For updates and further information please visit: www.linkpark.co.uk



SERVICES

Mains water, gas, electricity and foul drainage are available with storm water to be taken to soakaways.

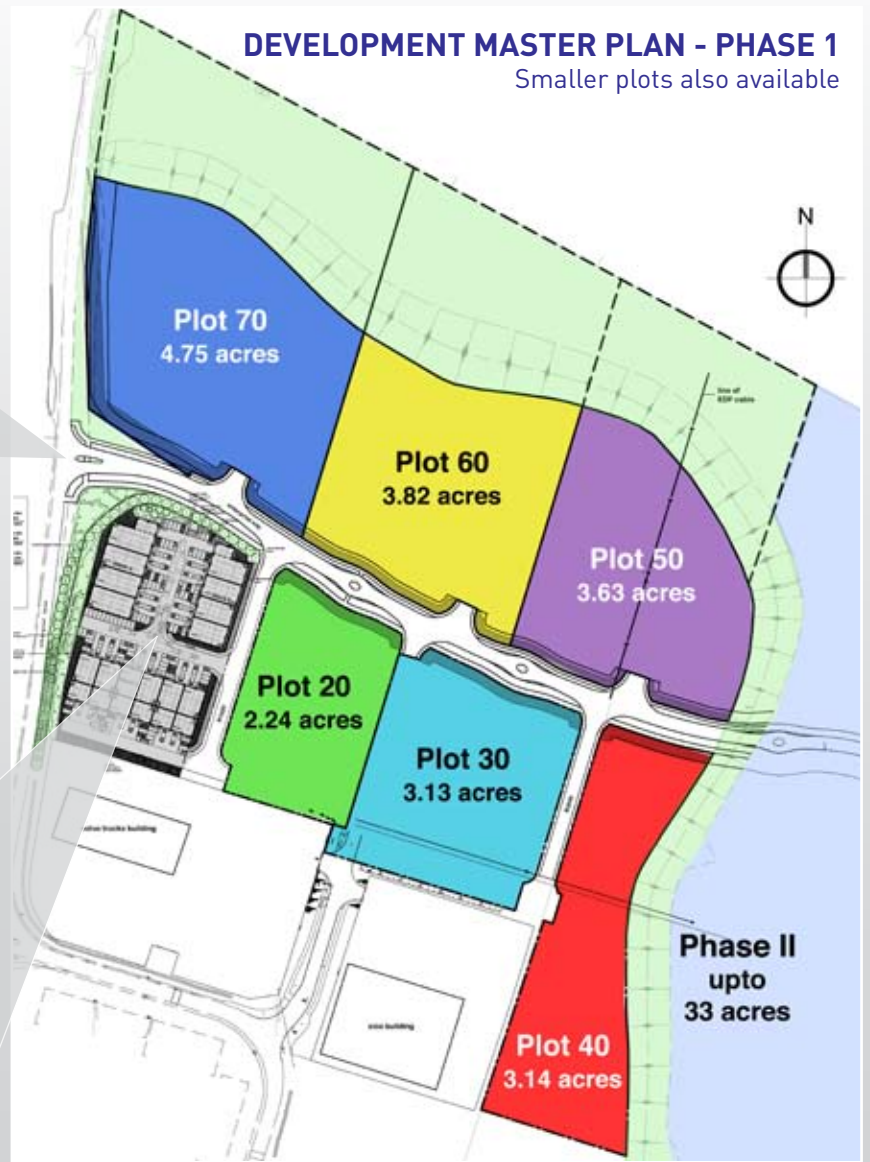


TENURE

Both freehold and lease terms are available.

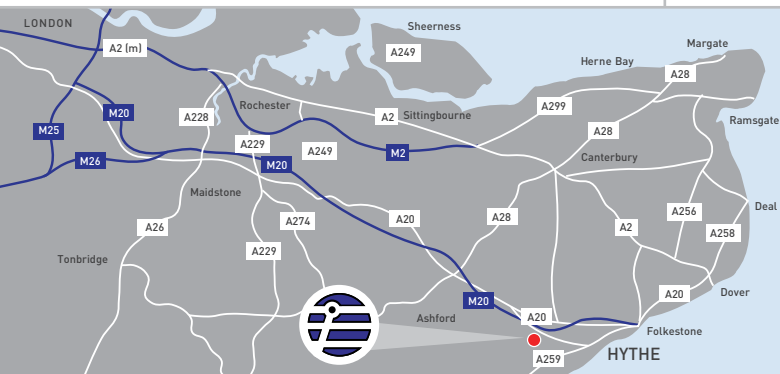
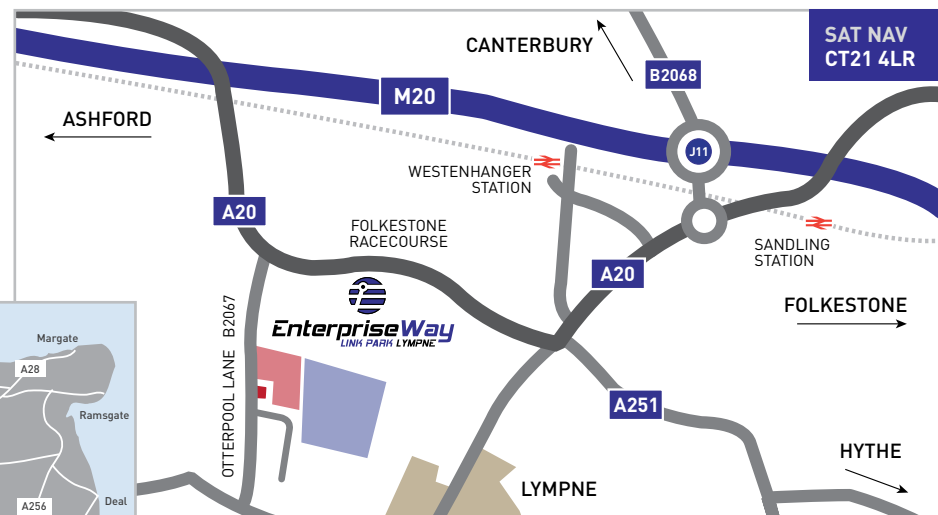
PHASING

A range of sites are available for Design and Build opportunities. In addition, an amount of speculative development is proposed commencing with 'Ridgepoint', a development of 42,565 sq ft of small industrial and warehouse units.



TRAVEL DISTANCES

Jct 11, M20	2.5 miles
Channel Tunnel Terminal	7 miles
Dover Eastern Docks	18 miles
Dartford Tunnel	54 miles
Clacket Lane Services-M25	63 miles
Ashford Town Centre	9 miles - via Sellindge
Ashford Town Centre	12 miles - via M20
Folkestone Town Centre	8 miles



Disclaimer: - These particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts. All descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy. Produced December 2008

