

New High Quality Industrial/Warehouse Units Available From Autumn 2009



EnterpriseWay
LINK PARK LYMPNE

RIDGEPOINT, ENTERPRISE WAY, LINK PARK, LYMPNE, KENT

A development of up to 42,565 sq ft in three terraces with unit sizes from 1,250 to 12,702 located prominently at the entrance to the new major extension to the existing Link Park Business Estate.

PRINCIPAL FEATURES INCLUDE: -

- 6m to underside of haunch.
- Steel framed.
- Power float finish floors.
- Floor loading 25kn/m².
- Insulated feature profiled cladding.
- Curved roofs with translucent sheet panels.
- High bay lighting.
- Insulated panel loading doors 3.8m wide x 5m high.
- Powder coated aluminium windows and doors.
- Easy access toilet.
- Provision for integrated first floors.
- Good parking and forecourt areas.

DEVELOPER OPTIONS

Subject to availability and an undertaking on abortive costs, first floors can be added to all units with a minimum area gross internal of approximately 550 sq ft. Additional toilets can be provided at ground or first floor level. Blocks A + B also available as single units. With slight increase in areas.

WARRANTIES

A full design team and contractor warranty package will be available at practical completion.

SERVICES

Mains water, gas, electricity (3 phase) and foul drainage.

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

SCHEDULE OF ACCOMMODATION – GROSS INTERNAL AREAS

BLOCK A		CARS
Unit 1	3,010	6
Unit 2	2,960	6
Unit 3	2,960	6
Unit 4	3,772	6+2
12,702		

BLOCK B		CARS
Unit 5	3,162	6+2
Unit 6	2,460	6
Unit 7	2,460	6
Unit 8	2,523	6
10,605		

BLOCK C		CARS
Unit 9	1,972	5
Unit 10	1,956	5
Unit 11	1,956	5
Unit 12	1,956	5
Unit 13	1,956	5
Unit 14	1,972	5
Unit 15	1,255	3
Unit 16	1,245	3
Unit 17	1,245	3
Unit 18	1,245	3
Unit 19	1,245	3
Unit 20	1,255	3
19,258		



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 phase to the park providing up to 57 acres of land for industrial and warehouse development.



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

TERMS

The units are for sale freehold or may be available to lease. VAT will be charged.

USEFUL LINKS

www.locateinkent.co.uk
www.shepway.gov.uk
www.channelchamber.co.uk

PROGRAMME

For an update on construction progress, please visit our website and follow the links to Ridgepoint.

