



## UNIT E, CONCEPT COURT, SHEARWAY BUSINESS PARK, FOLKESTONE

An opportunity to rent a hybrid unit of storage and offices in Shearway Business Park, Folkestone of 2,934 sq ft

**£3,500 per month**



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# **Unit E, Concept Court, Shearway Business Park Folkestone CT19 4RG**

**Hybrid Unit , Office Use , High Specification , 9 Parking Spaces ,**

## **Description**

Folkestone town centre is approximately 1 mile to the south with Ashford and Dover being within approximately 13 and 8 miles respectively. Folkestone has superb links to London via the High Speed Rail Link in under 1 hour from either Folkestone Central or Folkestone West stations while Dover has accessed to the continent via Dover Port. There are a number of occupiers on Shearway Business Park which include Bannatyne Health Club, the Home Office and Basepoint Business Centre. There has been an influx of new industrial units within the area with the development of 48 units by the Glenmore Group. These are predominantly occupied by small independent businesses and start at 800 sq ft.

Concept Court is situated centrally within Shearway Business Park which is located adjacent Junction 13 (Folkestone) of the M20 and within close proximity to the Channel Tunnel Terminal.

Concept Court is a modern development of 10 business and office units with dedicated car parking. The property is in a good condition with good decoration, LED lighting and air conditioning. The property is a two-storey hybrid business unit providing ground floor warehouse, offices, tea point, shower and WC facilities. There is a roller shutter door into the main storage area.

The ground floor was originally a larger warehouse area but has been converted to create offices.

The unit benefits from solar and an electric car charging point.

Parking is available in front of the unit for 9 cars.

Accommodation Approx.

Ground Floor Warehouse, offices, reception & WC facilities and shower

First Floor Offices, landing, kitchen & WC facilities

Ground - 138 sq m

First - 134 sq m

Total: 272 sq m (2,934 sq ft)

We understand all main services are connected to the premises.

A full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 64 (Band C) valid until September 2027.

Rent: £3,500 PCM plus VAT Lease: FRI

Rateable Value - £23,500 from 1st April 2026

Use: The use of the Property as office (E Use) and is authorised by a planning permission dated 24 December 2003

For further information, please contact Motis Estates Chartered Surveyors on 01303 212020.

**Tenure** Leasehold

**Postcode** CT19 4RG



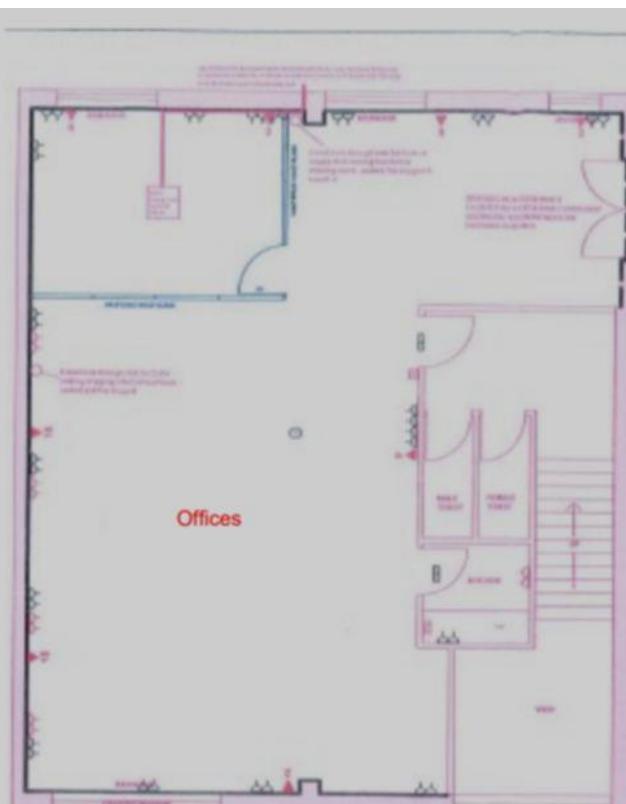
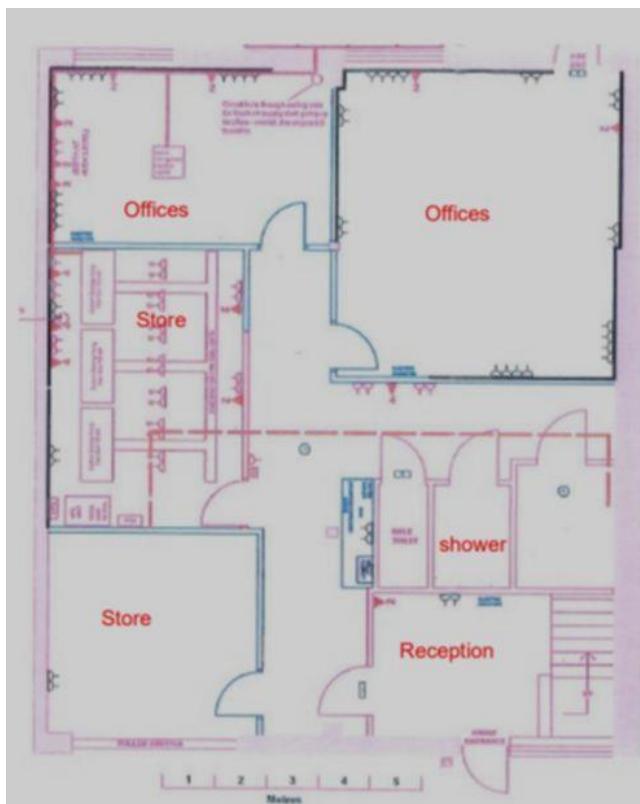


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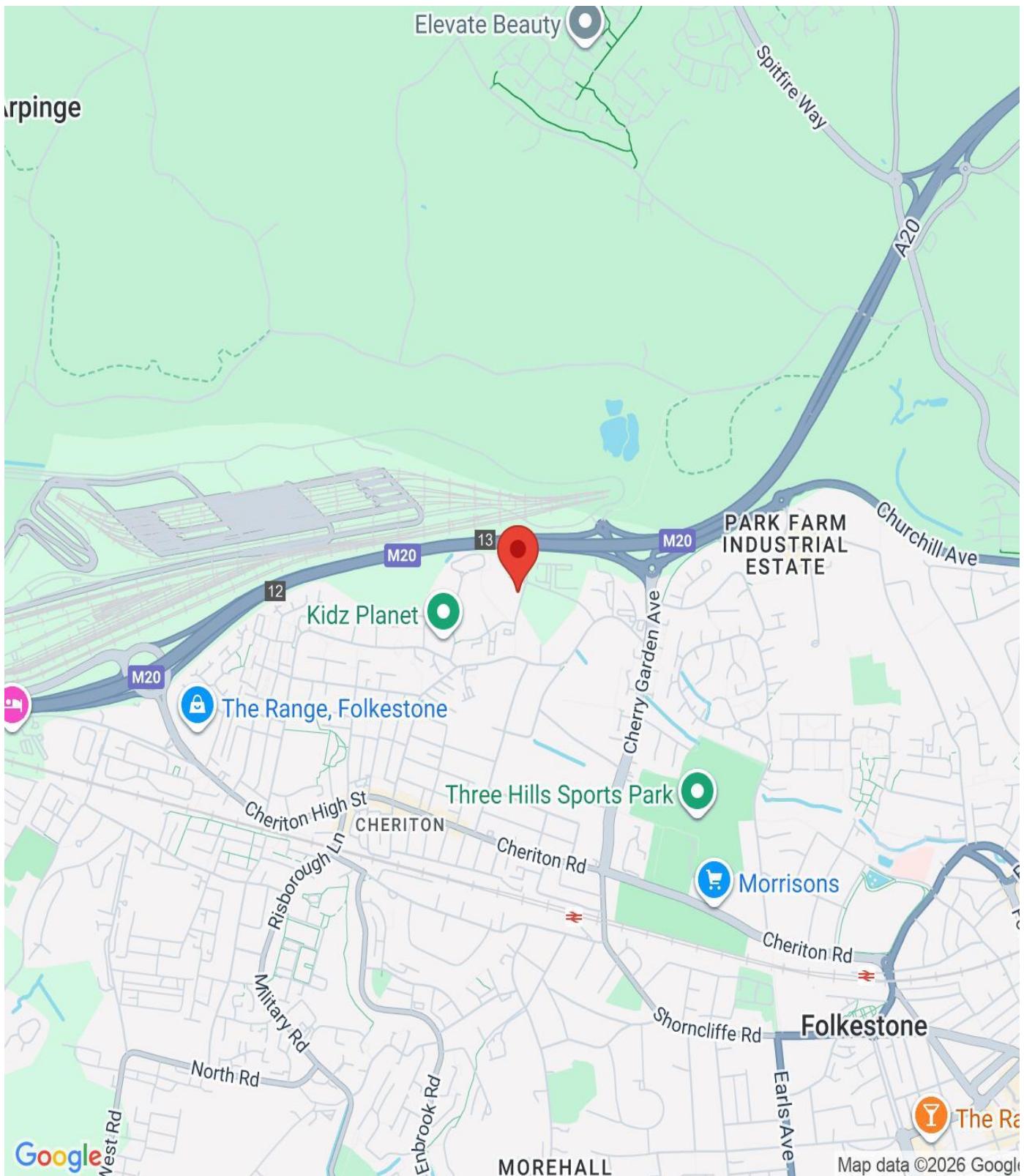


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#### IMPORTANT NOTICE

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 enquiries 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.