



FIRST FLOOR, UNIT 2 GLENMORE CENTRE, SHEARWAY BUSINESS PARK, FOLKESTONE

From £300 per month

An opportunity to rent first floor offices in Shearway Business Park, Folkestone from 147 sq ft - 162 sq ft with allocated parking.

Rent to include:- " Rent " Business Rates " Water & drainage " Heating " Reasonable use of electricity " Building repairs & insurance "Broadband/Wifi". Telecommunications and office cleaning to be excluded.



Moving with Motis



www.facebook.com/motisestates



@MotisEstates



www.instagram.com/motisestates



First Floor, Unit 2 Glenmore Centre, Shearway Business Park Folkestone CT19 4RJ

First Floor , Office Use , High Specification , Allocated Parking

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 access 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. Glenmore Centre 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.

There are three offices within the first floor of unit 2 within a development of twenty four units by the Glenmore Group. The offices are accessed via a powder-coated aluminium double glazed personnel door along with a double glazed window to the front elevation at first floor level. There is a fitted disabled toilet to the rear along with a stainless steel sink and drainer with cupboard underneath for communal use for the three offices.

The offices above have carpet, suspended ceiling, LED lighting and air conditioning.

Externally there is a tarmac surfaced estate road with 1 allocated car-parking space each office and circulation area with communal bin store.

Minimum Term of 6 Months

Rent to include:- " Rent " Business Rates " Water & drainage " Heating " Reasonable use of electricity " Building repairs & insurance "Broadband/Wifi". Telecommunications and office cleaning to be excluded.

Office 1 15.07 sq m 162.13 sq ft @ £350 PCM

Office 2 12.05 sq m 129.69 sq ft - Let Agreed

Office 3 13.69 sq m 147.28 sq ft @ £300 PCM

We understand all main services are connected to the premises (apart from Gas)

A full EPC recommendation report and certificate are available upon request. The premises have a current energy efficient rating of 93 (Band D) valid until October 2030.

Use: The use of the Property as office (E Use)

Licence Agreement Fee of £200 plus VAT

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

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request IMPORTANT NOTICE FROM MOTIS ESTATES 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.

Tenure Leasehold

Postcode CT19 4RJ

Viewings Strictly by appointment only -
Property Reference MOTIS_009185

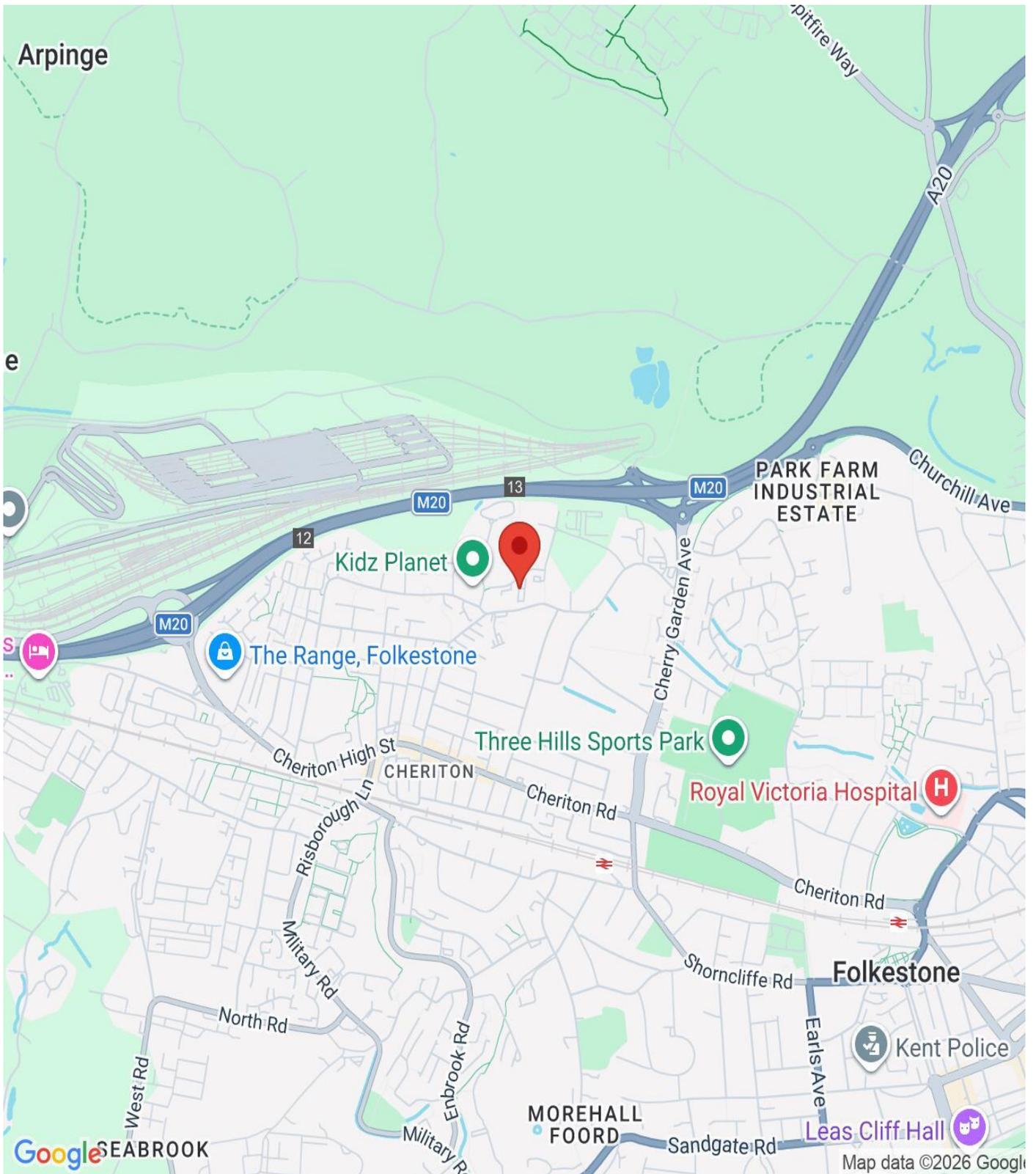
Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00







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.