



UNIT 17, STANLEY COURT, SHEARWAY BUSINESS PARK, FOLKESTONE

£210,000 plus VAT

MOTIS ESTATES ARE PLEASED TO OFFER AN END OF TERRACE INDUSTRIAL UNIT OF 1,319 SQ FT IN STANLEY COURT' LOCATED IN SHEARWAY BUSINESS PARK, WITH CLOSE CONNECTIONS TO CHANNEL TUNNEL AND DOVER.



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Unit 17, Stanley Court, Shearway Business Park Folkestone CT19 4FJ

**Allocated Parking Spaces , Sectional Roller Shutter Loading
Doors , Thriving Business Centre Location , 6m Internal Eaves
Height , Ground floor loading capacity 15kn/m2**

Description

Stanley Court is located within a thriving business centre in Cheriton, which comprises of 24 units in a landscaped setting situated in Shearway Business Park, just off Junction 13 on the M20. The Channel Tunnel is located just 5 minutes away, with close connections to both Folkestone and Dover, trains can reach London in under an hour.

Unit 17 is an end terrace industrial/warehouse unit within a development of twenty four units by the Glenmore Group. The unit is constructed of a steel frame with blockwork party wall and brick to the lower front and side elevations with mini-rib sheet metal to upper elevations under a mono-pitched metal sheet clad roof with translucent roof panels.

The unit is accessed via manually operated roller shutter door and has 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. The ground floor is used for storage.

There is a steel frame and timber decked full mezzanine floor accessed via a metal staircase with a secure storage unit.

Externally there is a tarmacadam surfaced estate road with 3 allocated car-parking spaces each and circulation area with communal bin store.

Accommodation

	sq m	sq ft
Ground Storage	80.2	864
First Storage	42.3	455

Total 122.5 sq m 1319 sq ft

Price: £210,000 plus VAT

There is also a service charge payable for maintenance of the external areas.

Services: We understand all mains services are available to the premises including 3-phase electricity, there is no gas connected.

Rateable Value: From 1st April 2026 of £13,750. The current UBR is 0.432p. The property may be eligible for Small Business Rates Relief.

A full EPC recommendation report and certificate are available upon request. The EPC is Band B (48).

Each party to be responsible for their own legal costs.

For further information, please contact Motis Estates Commercial 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 Freehold

Postcode CT19 4FJ

Viewings Strictly by appointment only -
Property Reference MOTIS_011346

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









