



## CONCEPT COURT, SHEARWAY BUSINESS PARK, FOLKESTONE

**£32,000 per annum**

An opportunity to rent a ground floor office in Shearway Business Park, Folkestone of 1,393 sq ft

Rent to include:-

- Rent
- Business Rates
- Water & drainage
- Heating
- Reasonable use of electricity
- Building repairs & insurance.



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# Concept Court, Shearway Business Park Folkestone CT19 4RG

**Ground Floor , Office Use , High Specification , 3 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 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.

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 a ground floor office within Unit A which is a two-storey unit providing ground floor offices and first floor offices (occupied by the Landlord). The property is in a good condition with good decoration, LED lighting and air conditioning and consists of a large open plan office, two meeting rooms and separate male and female w.c's.

The office consists of suspended ceilings, carpets, perimeter trunking with LED lighting throughout, gas central heating and air conditioning.

Parking is available in front of the unit for 3 cars.

Accommodation Approx. 129 sq m (1393 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 75 (Band C) valid until November 2030.

Rent: £32,000 plus VAT per annum

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

Use: The use of the Property as office (E Use) and is authorised by a planning permission dated 24 December 2003 Each party to be responsible for their own legal costs.

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

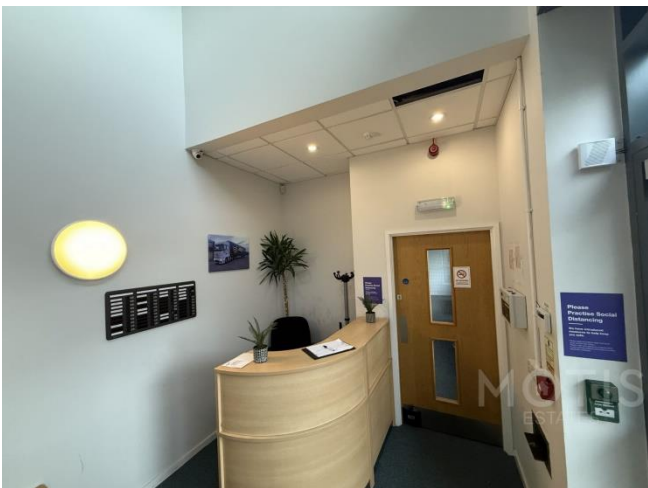
VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT This firm operates a Complaints Handling Procedure, details of which are available upon request

**Tenure** Leasehold

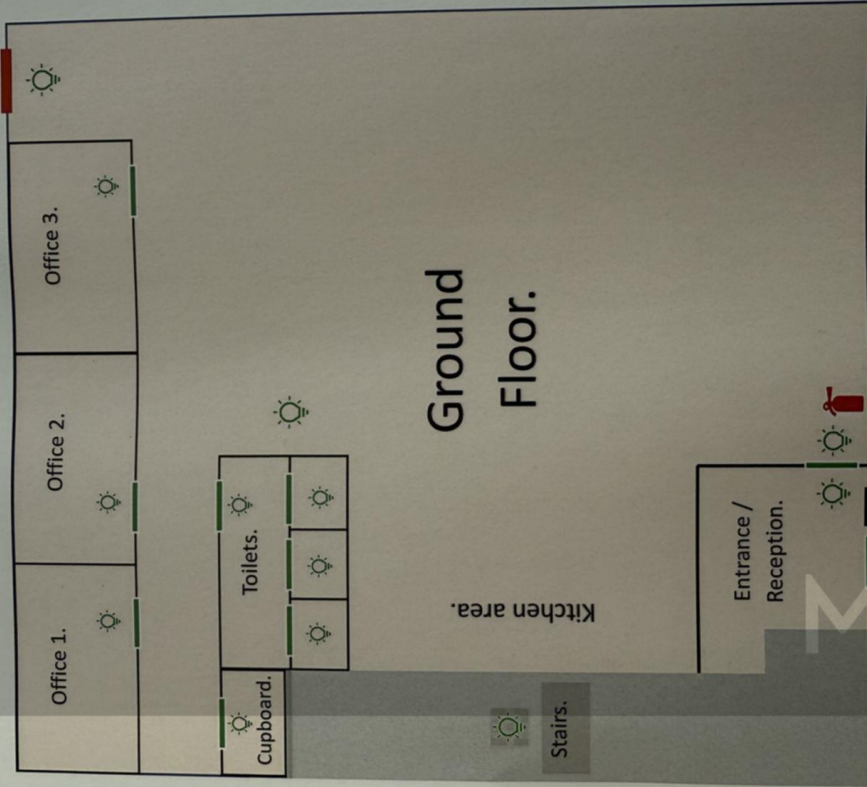
**Postcode** CT19 4RG





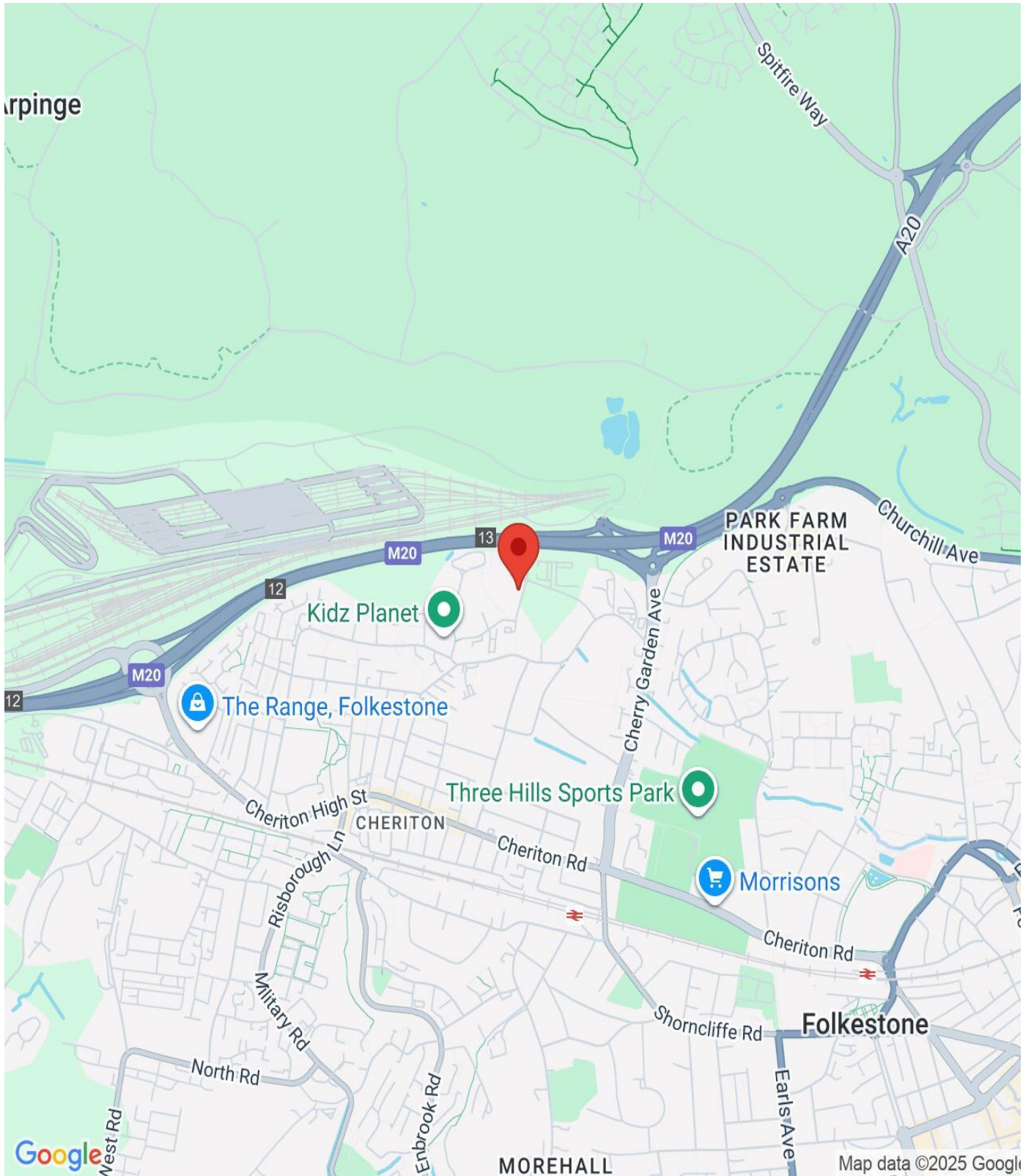


OFFICE LAYOUT.



- Fire Call Point
- Fire Door
- Emergency light
- Fire Extinguisher
- Fire Alarm Panel
- Fire Exit





**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.