

TO LET

**Basepoint Business Centre
Shearway Business Park
Folkestone, Kent CT19 4RH**

**smith
woolley**
chartered surveyors



Modern Workshops

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

Basepoint Business Centre is situated on the Shearway Business Park close to Junction 13 of the M20 Motorway and within easy access of Folkestone Town Centre, as well as Dover, Ashford and the Channel Tunnel.

The High-Speed rail service to London St Pancras provides a journey time of less than an hour into London.

Workshops

Modern workshops ranging in size from 523 sq ft to 1,270 sq ft with choice of double doors or roller shutters. Workshops of the following sizes are currently available:-

523 sq ft	(48.77 sq m)
625 sq ft	(58.06 sq m)
800 sq ft	(74.32 sq m)
1,270 sq ft	(118.00 sq m)



Amenities

- Flexible terms/longer agreement available
- 24/7 access
- CCTV
- Telecoms & broadband provided and managed onsite
- Water and heating included
- Meeting room & day office hire
- Access to printing, scanning and photocopying
- Regular networking opportunities
- Natural daylight
- Dog friendly
- Membership included to access business lounges worldwide
- On-Site Café
- Electric car charging points



***30% discount available on workshop
month to month contracts***

Services

We understand all mains water, drainage and electricity are connected to the workshops.

Energy Performance Certificate

Full EPC recommendation report and certificate are available on request.

Terms

The workshops are available to rent on flexible lease terms with longer term agreements available. Rents from **£1,455 per month (currently £1,019 per month with the 30% discount)**.

The rents are exclusive of business rates, electricity, IT and parking.

Legal Costs

Ingoing tenant to pay an activation fee for the preparation of the tenancy agreement and keys.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 1695/September 2023

