

**TO LET - Ground Floor at**  
**Sterling House, Concept Court**  
**Shearway Business Park**  
**Folkestone, Kent CT19 4RG**

smith  
woolley  
chartered surveyors



**Ground Floor Offices – Approx. Total Area 1,605 sq ft**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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## Situation

Concept Court is situated centrally within Shearway Business Park which is strategically located adjacent Junction 13 of the M20 Motorway and within close proximity to the Channel Tunnel Terminal. Folkestone town centre is approximately 1 mile to the south with Ashford and Dover being within approximately 13 and 8 miles respectively.

Folkestone is linked to London Stratford and St Pancras via the High Speed Rail Link with a journey time of under 1 hour from Folkestone West Station. Nearby occupiers on the business park include Bannatyne Health Club, the Home Office and Basepoint Business Centre.

## Description

This self-contained ground floor office suite is accessed from a shared reception area. The office is mainly open-plan but benefits from 3 partitioned offices and a rear store room. There are w/c facilities and a large staffroom/kitchen with fitted units and a dishwasher.

The office has good natural light, new carpets, suspended ceilings with recessed lighting panels, heating and air-conditioning units and perimeter trunking. The suite is allocated 3 car parking spaces.

## Accommodation

	Approx. Gross Internal Area	
	sq m	sq ft
<b>Ground Floor</b>		
Offices	129.1	1,390
Store	7.4	80
Kitchen	12.5	135
<b>Total</b>	<b>149.0</b>	<b>1,605</b>



## Terms

The office suite is available to rent at **£32,500 per annum (no VAT)** on an internal repairing basis inclusive of all outgoings. This sum includes all of the following:-

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

(Telecommunications and office cleaning are excluded)

Length of lease is negotiable and deposit payable.



### Services

We understand all main services are connected to the premises.

### Energy Performance Certificate

Full EPC and report and certificate are available on request. The property has a current energy efficient rating of 65 (Band C).

### Legal Costs

Each party to pay their own legal costs.

### Viewings

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).  
1964.1/April 2022



