

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

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
Ground Floor			
Offices		129.1	1,390
Store		7.4	80
Kitchen		12.5	135
	Total	149.0	1,605



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.

smith woolley Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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.

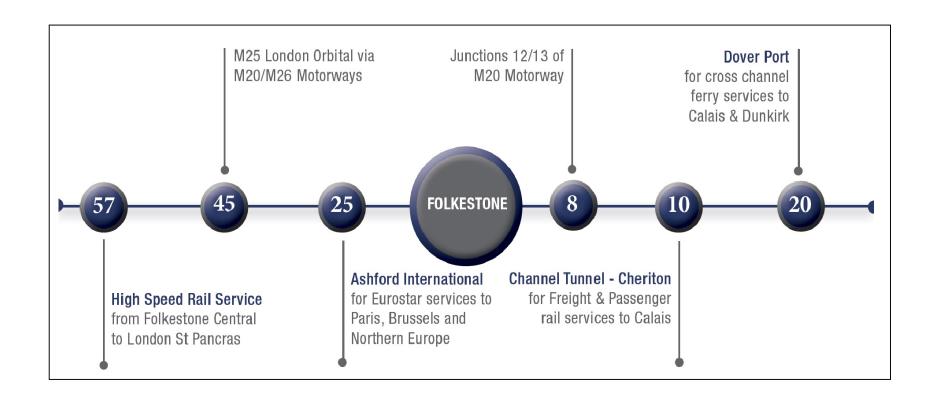
For Further Information Contact: Siobhan Wood siobhan.wood@smithwoolley.com 01233 640800

Philip Clapham philip.clapham@smithwoolley.com 01303 226622

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







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