TO LET - RENT REDUCTION

Unit 1, The Regent Centre, Shearway Business Park Folkestone, Kent, CT19 4FL





43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The Regent Centre is located within Shearway Business Park which is strategically located adjacent to 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 approximately 13 and 8 miles respectively. Folkestone is linked to London Stratford & St Pancras via the High Speed Rail Link with a journey time of under an hour.

Description

The Regent Centre is a high-quality commercial scheme providing a mixture of business space which can be occupied as light industrial, warehouse or office use. The units are of steel portal frame with high quality mini rib cladding, brick fascias up to the first-floor level and aluminum windows. Unit 1 has an up and over main access door and a separate personnel door along with a storage mezzanine area. There are w.c. and kitchen facilities on the ground floor.

Unit 1 is an end-terrace unit providing the following accommodation:

		Approx. Net Internal Area	
		sq m	sq ft
Ground Floor		75.0	808
First Floor Mezzanine		37.8	407
	Total	112.8	1,215

Services

We understand mains water, gas, telecoms and 3-phase electricity are available to the premises.

Specification

- 6m internal eaves height
- Ground floor loading capacity 15kn/m2
- Sectional roller shutter loading doors
- Allocated parking spaces in front of the unit

Business Rates

Rateable Value£13,500UBR (2024/25)49.9pInterested parties are advised to confirm these figures with Folkestone & HytheDistrict Council. Tenant to pay business rates.

Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 48 (Band B).

Terms

The premises are available on a new full repairing and insuring lease at a rent of **£14,750 per annum plus VAT**. Deposit and estate service charge are payable. Full details available on request.

Legal Costs

Each party to pay their own legal costs.



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.

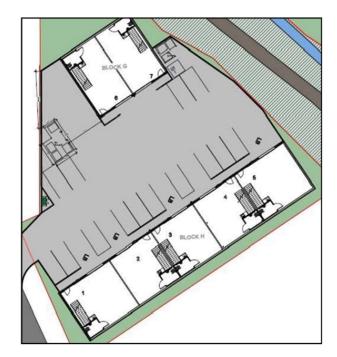
Viewings Strictly by appointment through these offices.

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). 2412/April 2024





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.