

TO LET - RENT REDUCTION

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

smith
woolley
chartered surveyors



Business Unit - 1,215 sq.ft.

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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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	<u>37.8</u>	<u>407</u>
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 £13,500

UBR (2024/25) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District 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.

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). 2412/April 2024

