

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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

Situation

The Glenmore 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 Glenmore Centre is a high-quality commercial scheme providing a mixture of business space which can be occupied as office, warehouse or light industrial units. The units are of steel portal frame with high quality mini rib cladding and brick fascias to the firstfloor level.

Unit 10 has been refurbished to provide offices on the ground and first floors with kitchen and WC facilities and provides the following accommodation.

	Approx. Gross Internal Area	
	sq m	sq ft
Ground Floor		
Entrance Lobby		
Office	29.61	319
Server Room	5.73	62
Kitchen	5.39	58
First Floor		
Office	57.39	618
Total	98.12	1,057
Plus W/C facilities		

Business Rates

	Ground Floor	1 st Floor	1 st Floor
		Rear	Front
Rateable Value	£5,100	£600	£3,100
UBR (2024/25)	49.9p	49.9p	49.9p
Interested parties are a	advised to confirm these	figures with Folke	stone & Hythe

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

Services

We understand mains water, drainage and 3-phase electricity are available to the premises. The occupier to pay for the utilities used at the unit.

Specification

- High quality mini rib cladding
- Insulated steel clad roof
- 5 allocated parking spaces
- Electric Radiators
- Carpets
- Lighting

Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 49 (Band B).

Terms

The premises are available to let on a FRI lease at a rent of **£16,000 per annum (plus VAT)**. Deposit, buildings insurance and estate service charge are payable. Full details available on request.

Legal Costs

Each party to pay their own legal fees.



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.

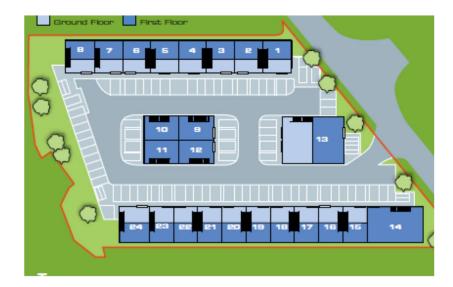
In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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). 2447/May 2024



Ground Floor

First Floor





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