

TO LET

Unit 10, The Glenmore Centre, Shearway Business Park
Folkestone, Kent CT19 4RJ

smith
woolley
chartered surveyors



Business Unit

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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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 first-floor 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 Rear	1 st Floor Front
Rateable Value	£5,100	£600	£3,100
UBR (2024/25)	49.9p	49.9p	49.9p

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.

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).
2447/May 2024



Ground Floor



First Floor



Kitchen Area