

Around £6 per sq ft

TRADE COUNTER OPPORTUNITY

**UNIT 13, THE GLENMORE CENTRE
SHEARWAY BUSINESS PARK
Folkestone, Kent CT19 4RJ**

SW&P
chartered surveyors

Situation

The unit is located within the recently established 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 within approximately 13 and 8 miles respectively. The new high speed train service from Folkestone to St Pancras takes approximately 52 minutes. Nearby occupiers on the estate include Travis Perkins, City Plumbing, Bannatyne's Health Club and Folkestone Enterprise Centre.

The Glenmore Centre is a new development of 24 high quality business units which can be occupied as light industrial, warehouse and offices.

Description

Unit 13 is a detached unit with first floor storage area, suitable for upgrading to office space.

- Steel portal frame construction
- High quality mini rib cladding
- Ground floor loading 15kn/m²
- 6m internal eaves
- 8 allocated parking spaces

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor	220.6	2,375
First Floor	118.8	1,279
Total	339.4	3,654

Business Rates

Rateable Value	£27,500
UBR (2011/12)	43.3p
Rates Payable	£11,907.50

Interested parties are advised to confirm these figures with Shepway District Council.



Services

Mains gas, water, 3 phase electricity and telecom are connected to the unit.

Terms

The unit is available to rent on a new full repairing and insuring lease on the following terms:-

3 years at £22,000 pa exclusive.

5 years - first 2 years at £13,750 pa exclusive and final 3 years at £27,500 pa exclusive.

Alternatively, the freehold is for sale for **£295,000.**

VAT - VAT will be charged on prices, rent and service charge at the standard rate.

Legal Costs - Each party to bear their own legal costs.

Viewing - Strictly by appointment.

For Further Information Contact Joint Agents:

Smith-Woolley & Perry 01303 228729
Philip Clapham philip@swandp.co.uk

Atrium Chartered Surveyors 01233 646465
Vaughan Hughes vh@atriumsurveyors.co.uk

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 1198/June 2011

Smith-Woolley & Perry

The Manor Office, 43 Castle Hill Avenue, Folkestone, Kent CT20 2RB

sales@swandp.co.uk Tel: 01303 226622 www.swandp.co.uk Fax: 01303 226133

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 oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.