

# Basepoint Business Centre

Shearway Business Park, Shearway Road, Folkestone CT19 4RH

**SP SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

- Modern Offices & Workshop Units
- Available on 'Inclusive Terms' via Flexible Leases
- Break Out Areas & Meeting Rooms
- 24/7 Access

**Workshops & Offices**  
**TO LET**  
From 300 sq ft approx.

## LOCATION

Folkestone is a picturesque port town, being approximately 7 miles south west of Dover, 14 miles south east of Ashford and 60 miles south west of central London. Folkestone station provides rail services across Kent and to central London with journey times to London St Pancras of around one hour.

## SITUATION

The property is situated on the Shearway Business Park, on the outskirts of Folkestone Town centre just off Junction 13 of M20 Motorway.

## DESCRIPTION

The accommodation comprises:

Modern office suites over ground and first floors levels within a purpose built business centre. The suites are finished to a good modern specification having gas central heating, suspended ceilings with integrated LED lighting, perimeter trunking incorporating power and data and carpeted floors.

The suites have shared use of communal kitchen and WCs on each floor and benefit from the following features:

- On Site Business Centre Manager
- Lift Access
- Break Out Areas & Meeting Rooms
- Secure Fob Entry and CCTV (24/7 Access)
- Dog Friendly
- Networking Events
- Handyman on Site

The Business Centre also offers Light Industrial/ Business Units. Arranged as open storage areas the units have gas central heating, a concrete floor and modern lighting. They are accessed from both a pedestrian door and roller shutter loading door.

Available from 400 sq ft, they are suitable for a variety of uses within Class E to include (but not limited to):

- Light Industrial/ Workshop
- Retail
- Leisure
- Office
- Showroom
- Clinic/ Surgery

NB: Motor Trade uses are prohibited in this location.

There are excellent car parking provisions on site which are available by separate negotiation.



## ACCOMMODATION

The offices and workshops are available in a variety of sizes. Further information can be provided.

## TERMS

The offices and workshops are available to let by way of new flexible licence agreements for terms to be agreed.

## RENT

The rents are inclusive of a service charge provision to include cleaning and maintenance of the communal areas and car park.

## SERVICES

Each office is fitted with its own sub-meter for which tenants individual usage is recharged on a monthly basis.

## DEPOSIT

A deposit is held for the duration of the term.

## BUSINESS RATES

Each suite/ unit is assessed individually for business rates purposes with the tenant responsible for paying their own business rates.

Due to the size of the suites/ workshops the incoming tenant may benefit from small business rates relief. Further details are available from the Valuation Office Agency website.





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