

Unit 7, Stanley Court

Shearway Business Park, Folkestone, Kent CT19 4FJ



- Modern Business Unit on Popular Estate
- Available by Way of an Assignment or Flexible Sub-Lease
- 3Phase Electricity Supply
- 6.25m Eaves
- Up & Over Roller Shutter Door (3.00m)

Industrial/ Workshop Unit
TO LET

117.8 m² (1,267 sq ft) approx.

Unit 7, Stanley Court

Shearway Business Park, Folkestone, Kent CT19 4FJ

LOCATION

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

The unit is situated on Stanley Court, a modern business complex of 22 Light Industrial/ Business Units constructed within the past 15 years.

DESCRIPTION

The property comprises a modern end of terrace industrial/ warehouse unit of steel portal frame construction, having brick elevations with high quality mini rib cladding and aluminium windows beneath a pitched roof incorporating translucent panels.

It is arranged as open warehouse incorporating which has been adapted by the installation of a part cover mezzanine floor providing additional storage areas, and benefitting from the following specification:

- Concrete Floor
- Loading Capacity of 15 kn/m²
- Up and Over Roller Shutter Door (3.00m)
- 6.25 m Eaves
- 3Phase Electricity Supply
- Disability Compliant WC
- Modern Kitchenette

Externally the property benefits from parking and loading on the forecourt to the front of the building.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Warehouse	75.4	811
Mezzanine	Stores	42.4	456
Total		117.8	1,267

TERMS

The property is available to let by way of an assignment of the existing FR&I Lease dated July 2024 (expiring July 2029), or via a new sub-lease.

RENT

The passing rent is £15,250 per annum (exc).

Sub-Leases will be considered from £13,800 per annum (exc).

DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

BUSINESS RATES

The property has been assessed as follows:

Workshop & Premises: £12,750

A Tenant may therefore benefit from Small Business Rates Relief (if eligible).

ESTATE CHARGE

There is an estate service charge to be payable for the upkeep and maintenance of the common parts. The allocation for Unit 7 is £288.83.

INSURANCE

The Landlord arranges buildings insurance with the Tenant responsible for reimbursing the annual premium. The allocation for Unit 7 is £873.13..

USE

The property can be used within B2, B8 & Class E(g)(iii).

NB: Motor Trade & Leisure uses will not be considered.

FINANCE ACT 1988

We are informed that the property is elected for Value Added Tax (VAT).

LEGAL FEES

The Tenant would be responsible of the payment of the superior Landlords associated legal fees. Further details are available from the agents.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for Tenants. Therefore, all proposals will be subject to the necessary checks.

PHOTOS

The photos were taken in June 2026.

AI DECLARATION

Some images showing the exterior of the property contained within these particulars include computer-generated visuals produced with the assistance of artificial intelligence. They are intended for illustrative purposes only.

VIEWINGS

Strictly by prior appointment through agents:

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