

**FREEHOLD
FOR SALE
OR TO LET**



ANOTHER
GLENMORE
DEVELOPMENT
www.glenmore-group.co.uk

The Regent Centre & Stanley Court

SHEARWAY BUSINESS PARK, FOLKESTONE, KENT



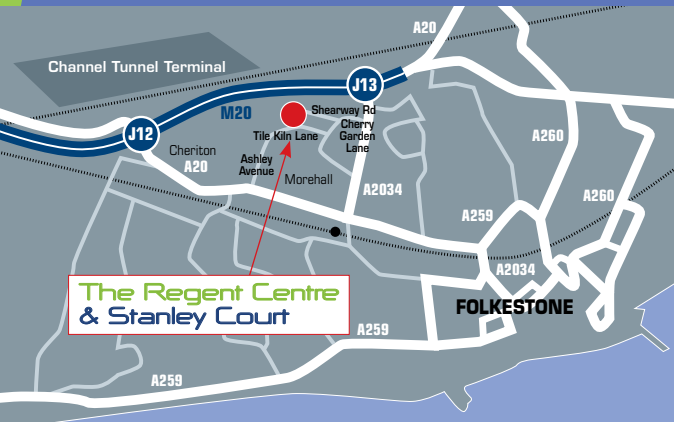
Computer generated image

**30 SELF-CONTAINED B1, B2, B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA**

Units from 892 sq ft upwards with allocated parking



Indicative photos of similar scheme



LOCATION

The Regent Centre and Stanley Court comprise a new development of 30 units in a landscaped setting within the established commercial area of Shearway Business Park just off J13 of the M20. The Channel Tunnel is less than 5 minutes' drive away and the major port of Dover is less than 10 miles away.

DESCRIPTION

The new units will provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 892 sq ft up to 1,319 sq ft although they will be capable of being combined to form larger units as necessary.

SERVICES

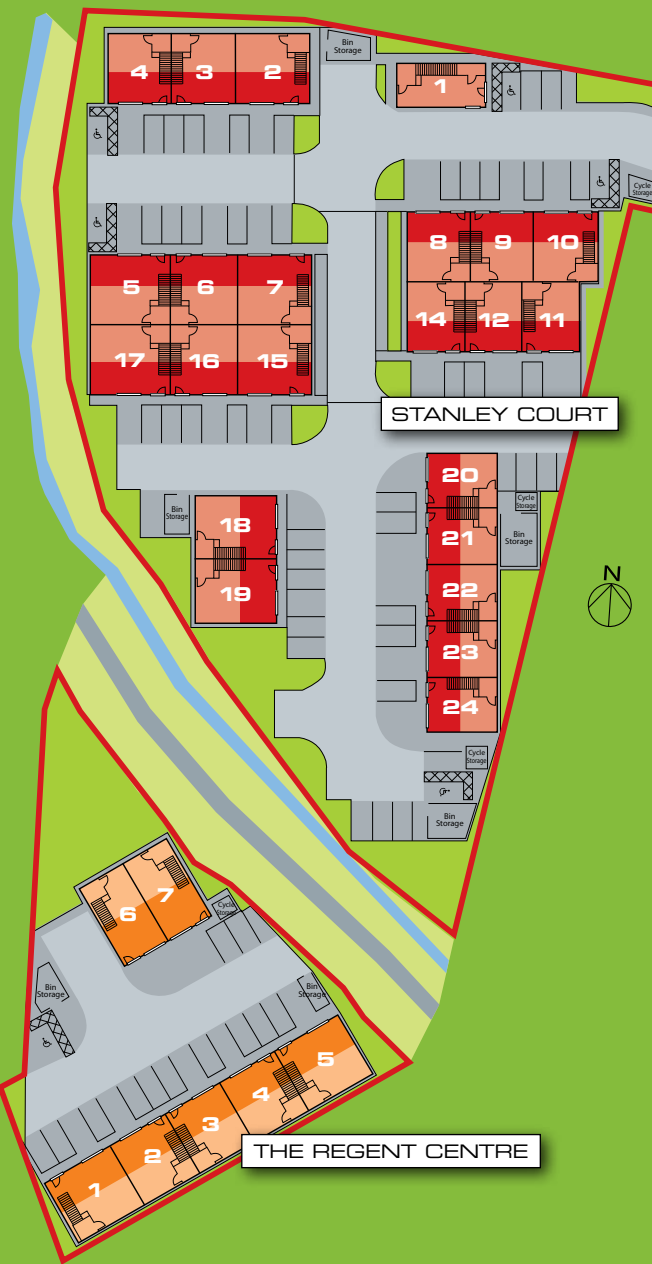
Mains gas, 3 phase electricity, water and telecoms ducting will be available.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

FURTHER INFORMATION

Please contact the agent for further details.



ACCOMMODATION

STANLEY COURT			
Unit	Ground	Mezzanine	Total
1	572	501	1073
2	802	422	1224
3	683	355	1038
4	684	356	1040
5	864	455	1319
6	729	378	1107
7	802	418	1220
8	689	371	1060
9	688	371	1059
10	684	366	1050
11	609	308	917
12	608	307	915
14	622	314	936
15	802	418	1220
16	729	379	1108
17	864	455	1319
18	798	402	1200
19	796	399	1195
20	587	305	892
21	613	320	933
22	613	320	933
23	613	320	933
24	588	305	893

THE REGENT CENTRE			
Unit	Ground	Mezzanine	Total
1	808	407	1215
2	682	341	1023
3	682	341	1023
4	682	341	1023
5	803	410	1213
6	681	338	1019
7	683	341	1024

Measurements are square feet GIA.

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

IMPORTANT NOTICE: Smith Woolley and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Smith Woolley have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

Philip Clapham
 philip.clapham@smithwoolley.com
 01303 228729

Siobhan Wood
 siobhan.wood@smithwoolley.com
 01233 640800

smith woolley
 01303 226622
 www.smithwoolley.com