

another **Glenmore** development
www.glenmore-group.co.uk

The Glenmore Centre

SHEARWAY BUSINESS PARK, FOLKESTONE, CT19 4RJ

**FREEHOLD
FOR SALE
OR TO LET**



A NEW DEVELOPMENT OF BUSINESS & INDUSTRIAL UNITS
1,175 - 3,655 sq ft SET IN A LANDSCAPED BUSINESS PARK LOCATION





Specification

- High quality mini rib cladding
- Powder coated aluminium windows and doors
- Ground floor loading of 15kn/m²
- First floor suitable for fit out as offices (subject to necessary consents/regulations)
- Minimum 3m clearance under first floors
- Insulated steel clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Allocated parking

Location

The units are 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. Folkestone is to be linked to London Stratford and St Pancras in December 2009 with an anticipated journey time of 57 minutes. Nearby occupiers on the Business Park include Travis Perkins, City Plumbing, Bannatyne's Health Club and Folkestone Enterprise Centre.

Description

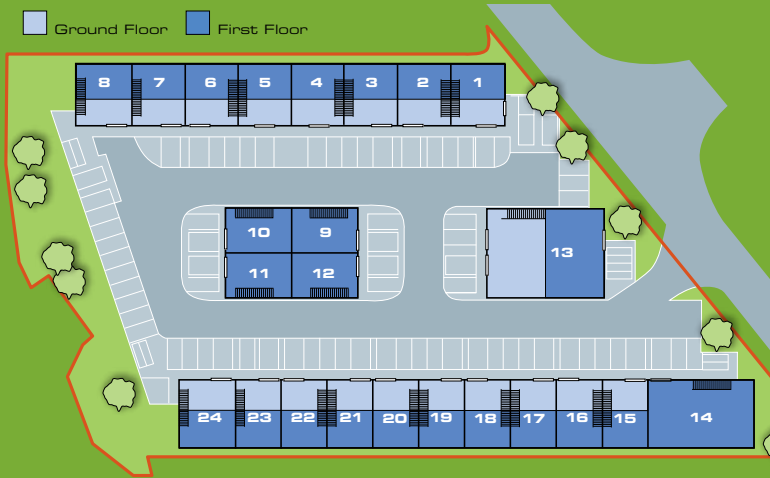
The Glenmore Centre is a new high quality commercial scheme providing a mixture of business space which can be occupied as light industrial, warehouse or office units within a landscaped setting. The development provides 24 units of steel portal frame with high quality mini rib cladding, brick fascias to first floor level and aluminium windows. Each unit is provided with a first floor storage area, suitable for upgrading to office space.

Services

Mains gas, water, 3 phase electricity and telecom will be available to each unit.

Unit No.	Ground Floor sq ft	First Floor sq ft	Total sq ft
1	784	432	1,215
2	773	414	1,187
3	773	414	1,187
4	794	427	1,222
5	794	427	1,222
6	773	417	1,189
7	773	414	1,187
8	784	427	1,211
9	720	684	1,404
10	720	684	1,404
11	720	684	1,404
12	720	684	1,404
13	2,375	1,280	3,654
14	1,795	1,837	3,633
15	769	407	1,175
16	769	407	1,175
17	769	407	1,175
18	769	407	1,175
19	769	407	1,175
20	769	407	1,175
21	769	407	1,175
22	769	407	1,175
23	769	407	1,175
24	928	512	1,440

All figures quoted are Gross Internal Areas.



Tenure

Freehold For Sale or To Let under new full repairing and insuring leases, incorporating upward only rent reviews. Occupiers will pay a service charge for the upkeep and maintenance of the common areas of the development.

Planning

Planning consent has been granted for B1 (office/light industrial), B2 (general industrial) and B8 (storage and distribution).

VAT

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

IMPORTANT NOTICE

Atrium and SW&P 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 Atrium and SW&P have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.

October 2008 Brochure designed and produced by LMA Ltd Tel: 023 8086 7864 www.propertymarketingsupport.com

For further information contact the owners' joint agents:

