

# Unit K, Concept Court

Shearway Business Centre, Folkestone, Kent CT19 4RH



- Modern Business Unit Constructed in 2018
- Air Conditioned Offices
- 16 Allocated Car Parking Spaces
- Fully Height Electric Shutter Door with Loading Bay
- Rare Opportunity to Acquire

Industrial/ Office Building  
FOR SALE

469.8 m<sup>2</sup> (5,057 sq ft) approx.

## Location

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

## Description

The property comprises a modern attached business unit of steel frame construction, having brick elevations, high quality mini rib cladding and aluminium windows.

Arranged over two floors, it comprises a ground floor warehouse with offices and staff areas on first floor level.

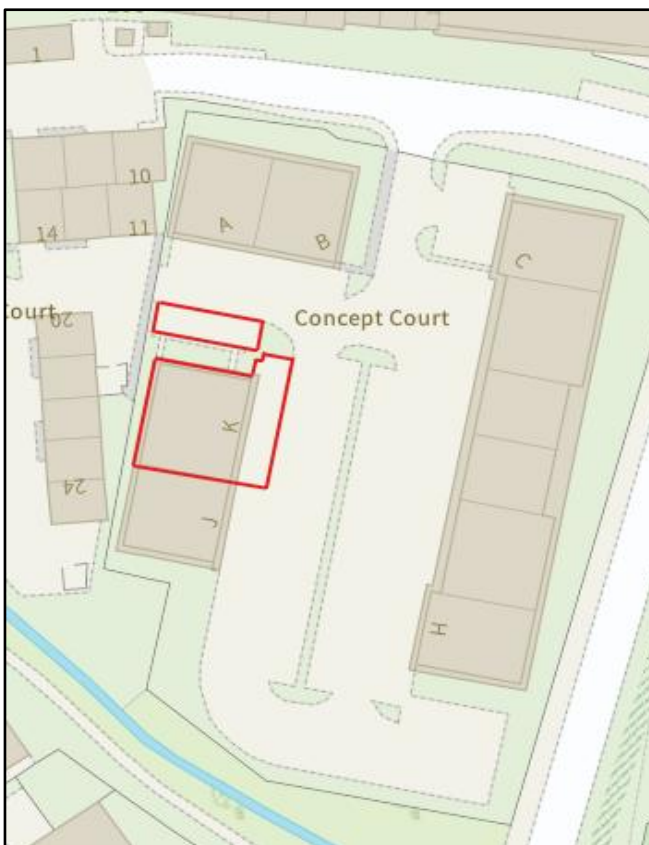
Accessed from an professional entrance lobby, the ground floor is arranged as an open warehouse/ packaging area, which incorporates a loading bay with electric roller shutter door. It is finished to a good modern specification, having gas central heating via panel radiators, modern lighting and carpeted flooring.

The first floor is arranged as a mix of open plan offices and meeting rooms, a modern fitted staff kitchen and break out area, and shower room.

It is finished an equally modern specification having gas central heating supplemented by air conditioning, a suspended ceiling incorporating LED light boxes, perimeter trunking incorporating power and data, and carpeted flooring.

There are both male and female toilets on each floor.

Externally, the property benefits from 16 allocated car parking spaces.



## Accommodation

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Lobby	23.2	249
	Stores/ Packaging	185.8	1,999
	Loading Bay	25.6	276
First	Offices	185.9	2,001
	Kitchen & Staff	49.4	532
<b>Total</b>		<b>469.8</b>	<b>5,057</b>

## Terms

We are instructed to sell the long leasehold interest (999 years from 2018) in the property with vacant possession.

## Price

Our clients are seeking offers in in the region of £550,000 on an unconditional basis for the long leasehold interest.

## Business Rates

The property has been assessed as follows:

Workshop & Premises: £60,500

Using the 2026/27 Small Business (Non Retail) Multiplier of £0.48 in the £, the rates payable would be £29,040 before any relief schemes.

## Deposit

In respect to a letting, a deposit equivalent to a minimum of three months will be held for the duration of the term.

## Estate Charge

There is an estate charge payable for the upkeep and maintenance of the communal areas. The current allocation is £1,576.92 per quarter.

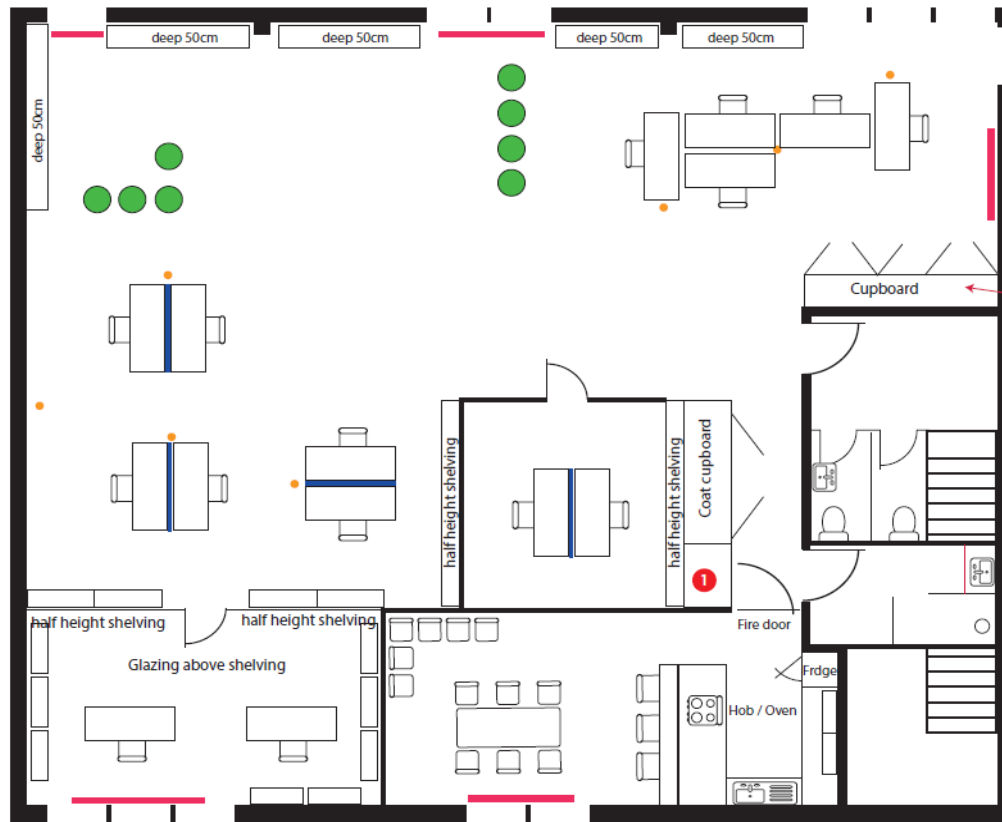
## Use

The property can be used within B1, B2 & B8 of the Use Classes Order 1987 (Amended).

## Services

We are informed the property is connected to all mains services.

## Ground Floor



### EPC

The property has been assessed within Band C (72).

### VAT

The property is elected for Value Added Tax.

### Legal Costs

Each party are to bear their own.

### Misrepresentations Act 1967

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

### Plans & Boundaries

Any plans provided are for indicative purposes only and interested parties must satisfy themselves on the location of any boundaries.

### Photos

The photos were taken in November 2025. Some have been enhanced and are for illustrative purposes only.

### Purchaser/ Tenant Identification

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all purchasers and Tenants.

## First Floor



### Viewings

Strictly by prior appointment through joint agents only:

Ned Gleave MRICS

ned.gleave@sibleypares.co.uk

01233 629281

Sibleypares.co.uk

Kris Foster MRICS

kris.foster@motis-estates.com

01303 212020



MAKING MAKES US PROUD



Welcome

NOTED  
*in Style*















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