



# C14 & C15

Shearway Business Park,  
Pent Road, **FOLKESTONE**  
Kent CT19 4RJ

Preliminary Details – Available March 2026

**Three Modern Well  
Specified Industrial/  
Warehouse Units**

**32,332 sq ft**  
**3,004 sq m**

Plus Mezz / 2nd floor (production/storage)  
15,484 sq ft (1,438 sq m)  
(may consider splitting from 22,784 sq ft)

1200KVA Electric supply

**FOR SALE  
OR TO LET**



# LOCATION

- Folkestone is very well located for production/warehouse companies with high volumes of export trade and has good connections with the M20, J13 nearby
- Quick access to J13, M20 (within a 5 minute drive)
- Near to Eurotunnel terminal
- Established modern business park with a range of local, regional & national occupiers, including Travis Perkins, City Plumbing, Cat Automotive and The Bathroom Showroom
- Good access to Port of Dover (10 miles distant)
- Ashford is approx 10 minutes' drive via Junction 10A M20
- Access via M20 to other Kent locations and London/ M25
- Folkestone Town Centre & railway station nearby
- Regular Rail services to London
- Rental discount when compared to other locations in Kent namely Maidstone, Dartford & the Medway Towns

For location click line or copy & paste

<https://w3w.co/stopped.forms.regularly> to your browser



Maps not to scale





# DESCRIPTION



- Modern units built in 3 phases
- Phases 1 & 2 comprise steel portal framed industrial buildings
- Constructed in 2005 and 2010 respectively
- Phases 1 & 2 connected
- Phase 3 comprises a detached steel portal framed warehouse building constructed in 2023
- Each phase also incorporates integrated office space
- Self-contained securely fenced/gated site
- 4.5 to 6 M clear working height
- Offices to Phase 1 with dedicated parking
- Phase 3 includes a production office and WC facilities so could be let/sold separately (subject to negotiation)
- Extensive power supply (Phase 1 400KVA, Phase 2 800KVA) & solar PV array providing significant power supply to suit manufacturing/production as well as warehouse/added value uses
- A (25) rated EPC



# ACCOMMODATION



Unit	Ground floor production/storage	First floor office	Mezz (approx)
Phase 1	11,046 sq ft	1,755 sq ft (mezz office 1,117 sq ft)	6,671 sq ft
Phase 2	8,866 sq ft	0	8,813 sq ft
Phase 3	9,548 sq ft	0	0
<b>TOTAL</b>	<b>29,460 sq ft</b>	<b>2,872 sq ft</b>	<b>15,484 sq ft</b>



# GALLERY





# TERMS

## PURCHASE PRICE

£4,800,000 for the freehold interest with vacant possession.

## RENT

£325,000 per annum exclusive.

## VAT

We are advised the property is elected for VAT and therefore VAT will be charged on the purchase price/rent.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers and tenants (where the rent exceeds 10,000 euros pcm). In the event an offer/proposal is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

## TERMS

A new full repairing and insuring lease is available for a term to be agreed.

## SERVICE CHARGE

Self contained site. An estate service charge may be payable to contribute towards maintenance and upkeep of the common parts of the site should the site be split.

## BUSINESS RATES

C14	Rateable Value	£132,000
C15	Rateable Value	£58,000

## LEGAL COSTS

Each party to bear their own costs.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## ENERGY PERFORMANCE CERTIFICATE

Band A (25). Valid until 02/06/2031. The EPC is available to view upon request.



## VIEWING

Strictly by appointment via the sole agents:-



Kevin Dempster

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### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) All rents, prices or other charges given are exclusive of VAT; 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated; 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them; 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property. June 2025

