

C15

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

Preliminary Details – Available March 2026

Modern Well Specified Industrial/Warehouse Unit with solar panel array

9,548 SQ FT
887 SQ M

FOR SALE

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







- Unit C15 comprises a detached steel portal framed warehouse building constructed in 2023
- Self-contained securely fenced/gated site
- 6.9m to eaves
- Includes a production office and WC facilities
- Solar PV array providing significant power supply to suit manufacturing/production as well as warehouse/added value uses
- A (25) rated EPC



ACCOMMODATION

C15
9,548 SQ FT
887 SQ M





TERMS

PURCHASE PRICE
Upon application.

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

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.

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
To be reassessed.

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:-

WATSON DAY
CHARTERED SURVEYORS
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IMPORTANT NOTICE:
Watson Day Chartered Surveyors and JLL 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 or JLL has any authority to make or give any representation or warranty whatever in relation to this property. July 2026.