

Available September 2021

**TO LET**

***Business Units***

smith  
woolley  
chartered surveyors

**BASEPOINT BUSINESS CENTRE  
SHEARWAY BUSINESS PARK  
Folkestone, Kent CT19 4RH**



- Free onsite parking
- 24/7 access
- CCTV
- Telecoms & broadband provided and managed onsite
- On-Site Cafe
- Dog friendly
- Access to printing, scanning & photocopying
- Meeting room hire possible
- Access to over 3000 business lounges globally (International Workshop Group)
- Regular networking opportunities and community feel

## Location

Basepoint Business Centre is situated on the Shearway Business Park close to Junction 13 of the M20 Motorway and within easy access of Folkestone town centre, as well as Dover, Ashford and the Channel Tunnel.

## Workshop Units

- Open plan modern workshops
- 409 sq ft (38 sq m) to 538 sq ft (50 sq m)
- Ample free parking
- Secure 24 hour access, 7 days a week
- Ground floor location



## Rent

The rents are exclusive of business rates and electricity. Full details on application.

## Energy Performance Certificate

Full EPC recommendation reports and certificates are available on request.

## Viewing

Strictly by appointment through these offices.



## For Further Information Contact:

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**VACANT POSSESSION UPON COMPLETION  
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available on request)

1695/August 2021