

Offices, Park Road, Hythe, CT21

To Rent - £1,416 pcm



, 1524 sq. feet (141.58 sq. meters), Light Industrial

Motis Estates are proud to offer a yard and industrial unit for storage and newly refurbished offices over two floors accessed off Park Road in Hythe.

The unit is accessed via a double door and is of a single storey. There is a plasterboard ceiling with LED lighting, kitchenette and store. There is also an external block built single storey building for further storage and a secure yard.

The offices have been finished to a high specification and have been carpeted, plasterboarded and LED lighting. The property has the benefit of UPVC double glazed windows and electric heating.

Workshop: 52.61 sq m 566 sq ft

Kitchenette/Store: 9.2 sq m 99 sq ft

External Store : 19 sq m 204 sq ft

Yard

Ground

Reception: 11.2 sq m 120 sq ft

Meeting Room : 29.7 sq m 319 sq ft

Shower Room: 6.0 sq m 65 sq ft

First

Front Office 12.2 sq m 131.5 sq ft

Lobby 1.89 sq m 20.35 sq ft

Total: 1,524 sq ft

Additional office space also available if required.

Energy Performance Certificate: TBC

Services: Water, Drainage and Electric. Electricity will be charged at £4,250 per annum

Use: E Class

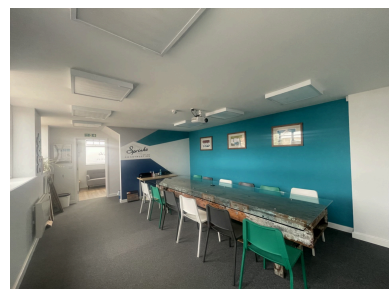
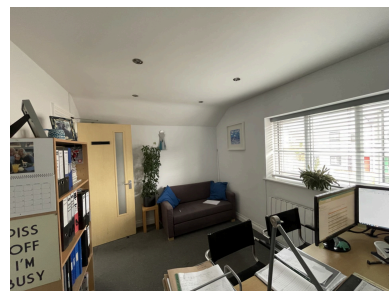
Legal Fees - The tenant is to be responsible for the Licence Agreement fee of £200 plus VAT.

Terms - The rental is £1416 per calendar month on a Licence Agreement

Business Rates - Folkestone & Hythe District Council 01303 850388 verbally advise a Rateable Value - TBC

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).



**Contact**

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**IMPORTANT NOTICE FROM MOTIS ESTATES**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.