

West Cliff Gardens, Folkestone, CT20

To Rent - £500 pcm



, 344 sq. ft. (31.96 sq. meters), Office

The property is prominently located within the heart of Folkestone Town Centre and provides space for an office/consulting room on the ground floor with storage at the rear. The property has recently been refurbished with new flooring and re-painted. Nearby occupiers include Burger King, Primark and Asda with the Bouverie Place Shopping Centre.

Communications are excellent, including the high speed rail service to London St Pancras with a journey time of less than one hour. Dover cross Channel ferry services is a 15 minute drive east, the M25 is easily accessible via the M20.

A three storey commercial property in a distinctive Victorian semi-detached building with bay windows to the front. The ground floor accommodation comprises of an office to the front with a small kitchenette, at the rear, there is a storage room. There is a separate w.c. The property benefits from electric heating.

Measurement - 344 sq ft

Electricity, water and drainage are connected;

A new effectively FRI lease is available on terms to be agreed

An initial rent is sought of £6,000 per annum payable monthly in advance (No VAT)

A service charge of 33% is payable to cover the shared amenities and general maintenance and upkeep of the building.

From a search of the Valuation Office Website we have identified that a new Rateable Value will need to be assessed.

EPC: TBC

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@motis-estates.com

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.



Contact

A: Motis Estates

T: 01303 212020

E: sales@motis-estates.com

Reference: **MOTIS_005120**

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.