

Dover Branch:  
T: 01304 206666

Deal Branch:  
T: 01304 365454

Folkestone Branch:  
T: 01303 210777



Herne Bay Branch:  
T: 01227 360226

Thanet Branch:  
T: 01843 210111

Out of hours:  
T: 07970 059561

# £750 per month

## The Old Boiler House, Menzies Road, Whitfield, CT16

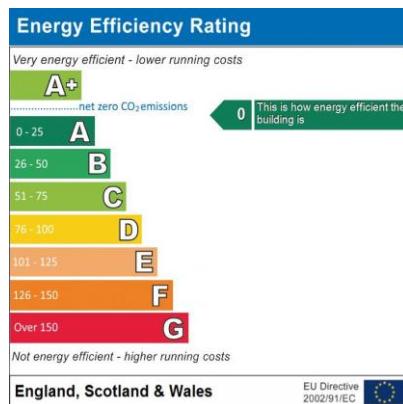


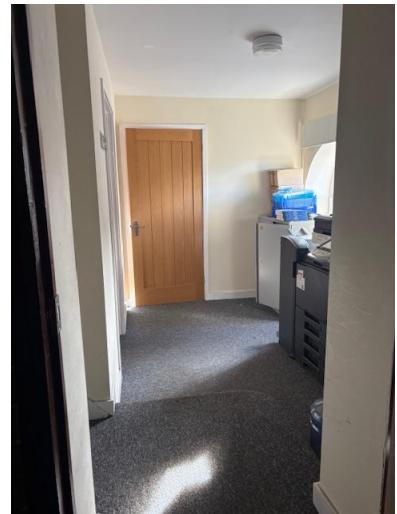
- Stunning Office Space
- INCLUDES ALL UTILITIES
- Large Office Space
- Meeting Room
- Modern Kitchen Area
- Includes heating lighting and water
- Three Parking Spaces
- Convenient Location
- Quick Access via A2

Located within the heart of a growing business community, this stunning office space is surrounded by many amenities and other work areas, and offers a welcoming entrance lobby leading to the large 'L' shaped office space, a separate meeting room, a modern kitchen, WC and three parking spaces.

Whitfield is a popular village conveniently situated for easy access to the coastal port of Dover with its Docks, seafront and regular crossings to the Continent and easy drive via the A2 main dual carriageway to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International. Internal inspection is highly recommended through Thomas & Partners. **INCLUDES ELECTRICITY HEATING AND WATER RATES.**

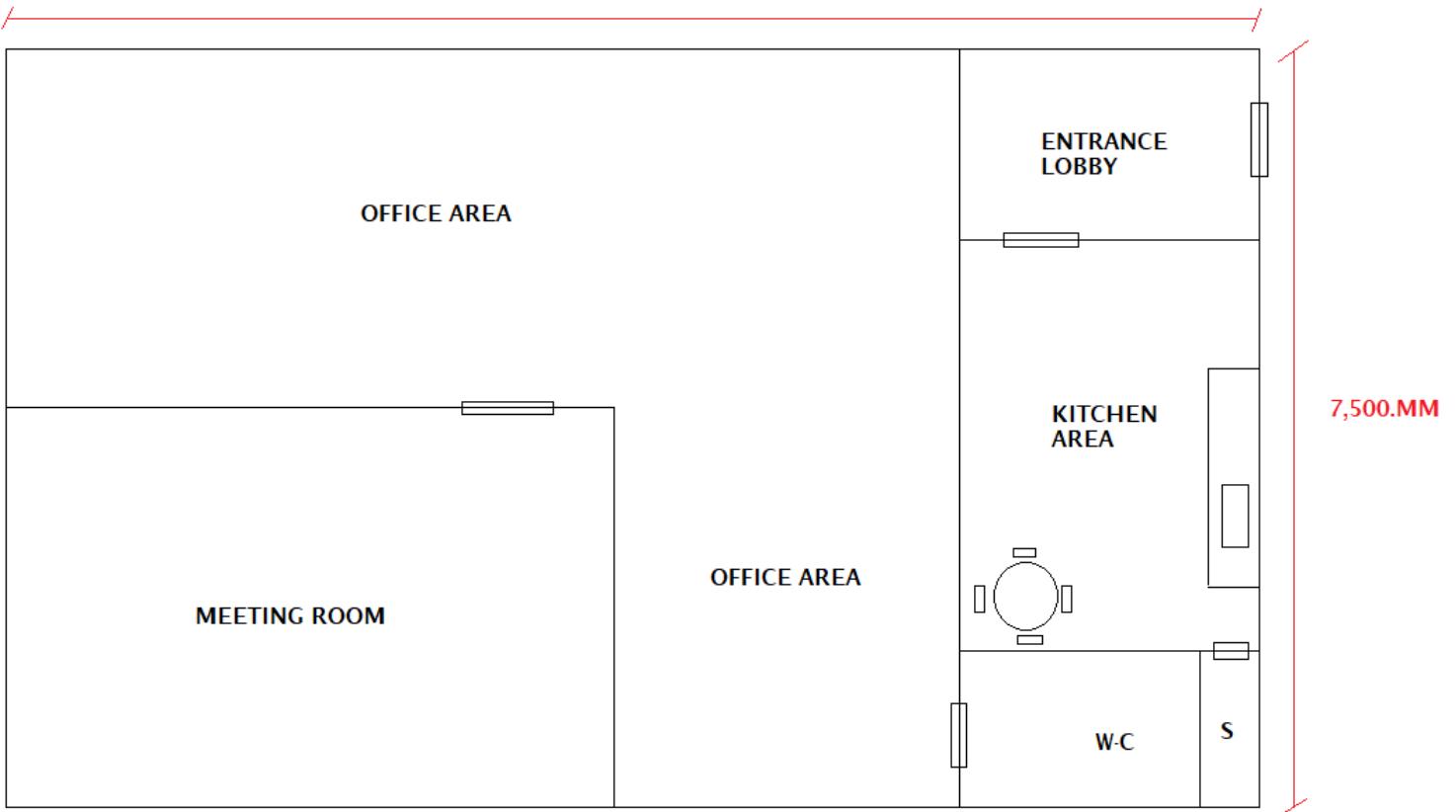
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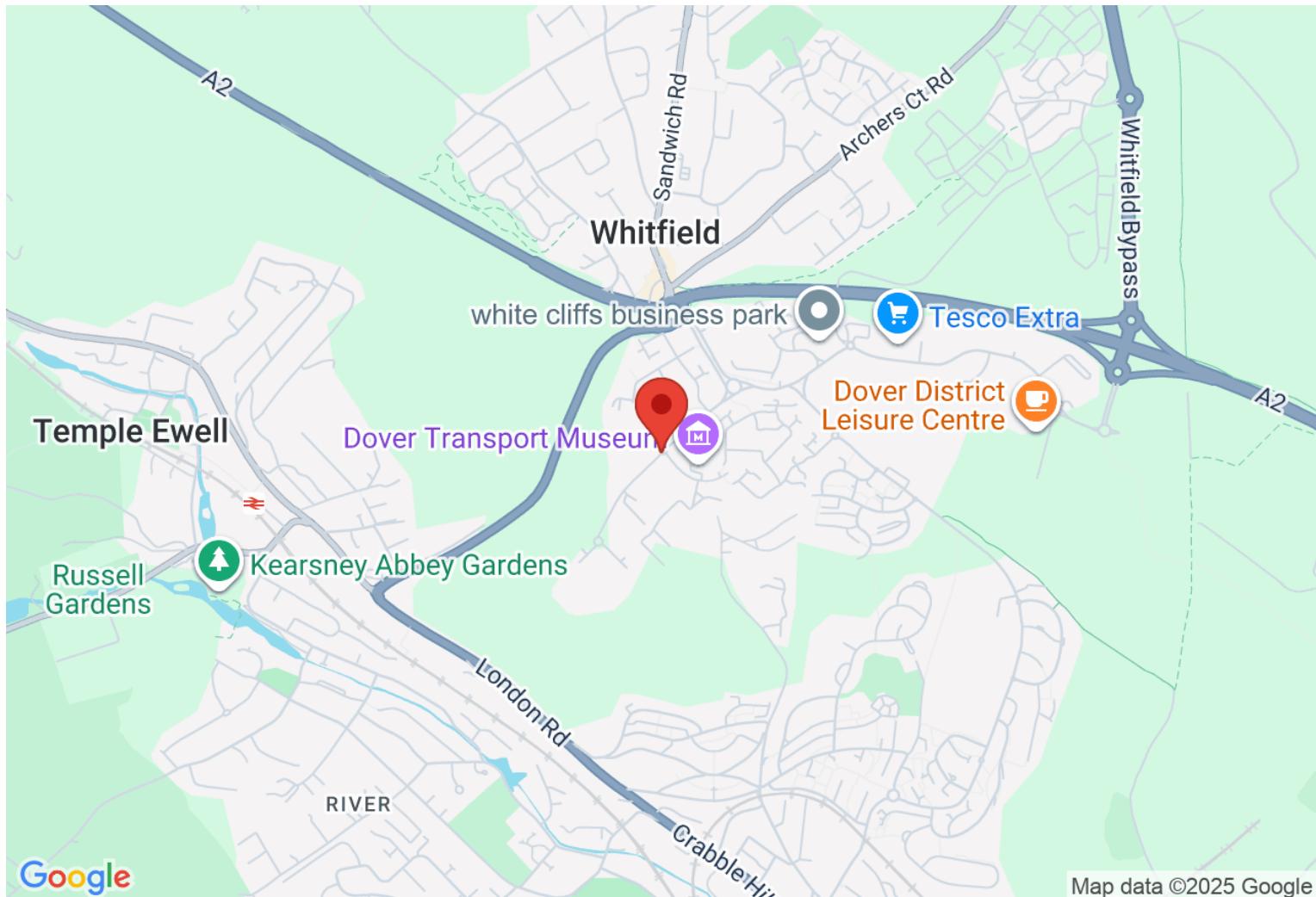


11,000.MM



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP   T: 01304 365454   E: [enquiries@tapestates.com](mailto:enquiries@tapestates.com)   W: [www.tapestates.com](http://www.tapestates.com)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.