

**TO LET - Ground Floor Office Suite
Left hand side**

**Church House
136 Sandgate Road
Folkestone, Kent CT20 2BN**

smith
woolley
chartered surveyors



Town Centre Offices - Short Term Letting Considered

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

The premises are situated on the north side of Sandgate Road, close to its junction with Castle Hill Avenue. Sandgate Road is a busy shopping location within Folkestone town centre, close to the bus station and public car parks and within a 10-minute walk from Folkestone Central Railway Station.

Folkestone benefits from excellent rail and road communications with direct access to the M20 Motorway providing access to London via the M25 and with access to the Continent via the Channel Tunnel Terminal at Cheriton or via Dover Docks. The High-Speed rail service to London St Pancras provides a journey time of less than an hour into London.

Description

Church House is an impressive and prominent building and the available offices are on the left-hand side (LHS) of the ground floor and are accessed via a communal entrance reception.

The large front office has 3 impressive feature windows, central fireplace, arched alcoves and decorative moulded ceiling.

The smaller rear office benefits from built-in storage cupboards and a kitchen area. Both offices are carpeted and have W/C facilities.

There is also access from the rear of the building.

Services

We understand all mains services are connected to the premises.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor – (LHS)		
Office 1	59.51	641
Office 2	39.17	422
Total	98.68	1,062

Please note there may be some availability within the right hand side office suite - details on request.

Business Rates

Tenant to be responsible for the payment of business rates.

Rateable Value: £9,300

UBR (2024/25) 49.9p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Energy Performance Certificate

Full EPC recommendation report and certificate are available on request. The office suite has a current energy efficient rating of 83 (Band D).

Rent

The offices are available on effective FRI lease terms at a rent of **£13,950 per annum (no VAT)**. New sub lease available on all or part of the office suite.

Length of lease is negotiable. Short term sublet also considered. Deposit and service charge payable, details upon request.

Legal Costs

Ingoing tenant to be responsible for a contribution towards the landlord's legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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01233 640800

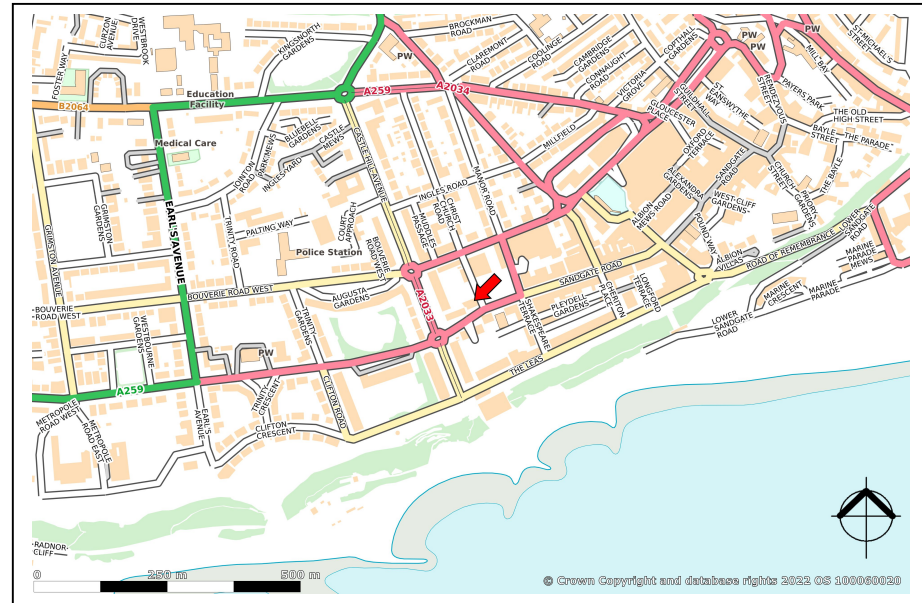
Philip Clapham

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**VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT**



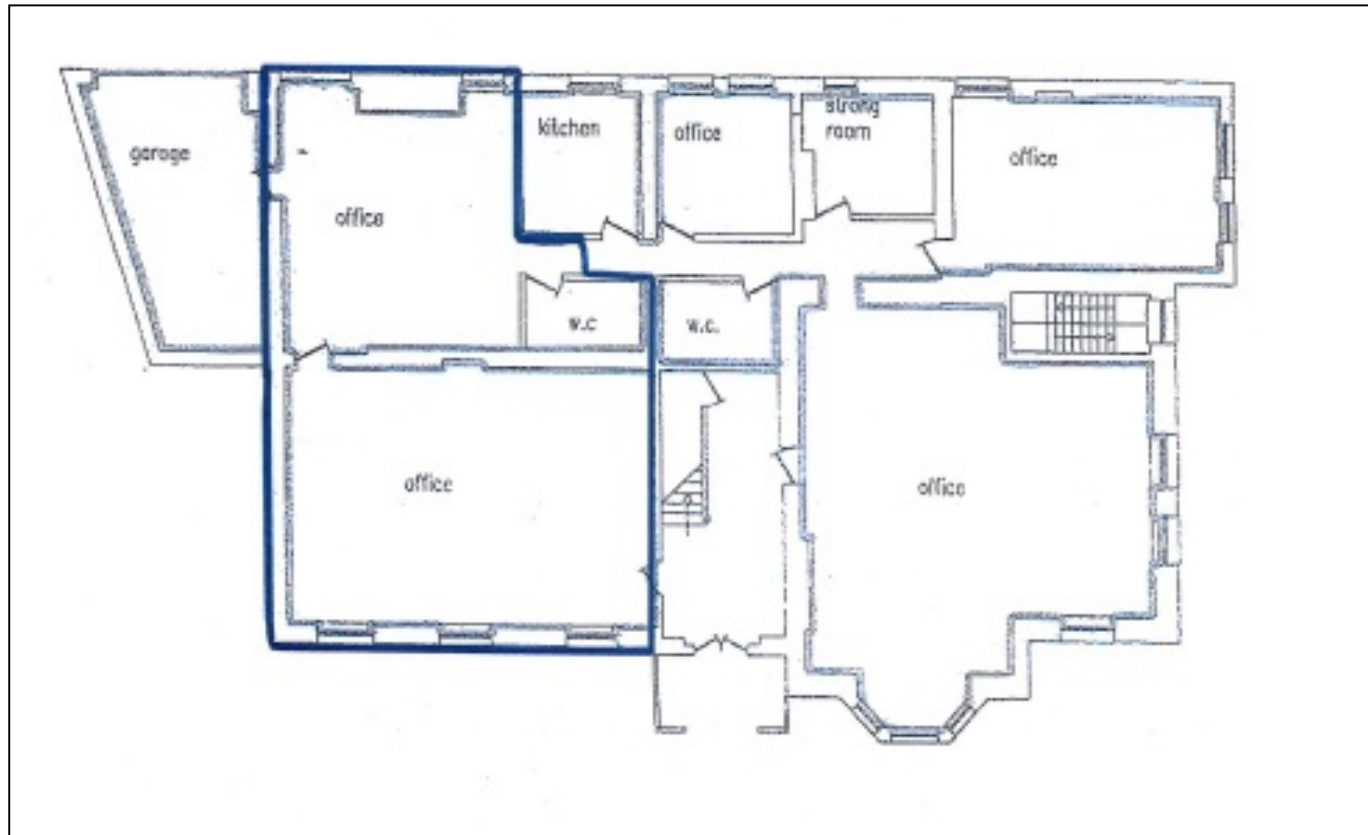
Rear Office



Entrance



Front Office



Indicative Floor Plan – Left Hand Side Office

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

2346/April 2024