

TO LET

**Bouverie House, 16 Bouverie Place
Folkestone, Kent CT20 1AU**

**smith
woolley**
chartered surveyors

Fully Serviced Town Centre Offices

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

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Situation

This modern office building is situated within the heart of Folkestone town centre, adjacent to the bus station and Bouverie Place Shopping Centre

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

Bouverie House Business Centre provides a mix of managed office suites, virtual offices and serviced meeting rooms. There is 24/7 access to the property and good shared amenities including kitchen, showers and lifts. Suites range from 226 sq ft to 469 sq ft.

An agreement is in place with NCP allowing tenants of the offices a car parking space. Full details of costings available upon request

Services

We understand all mains water, drainage and electricity are connected to the offices.

Energy Performance Certificate

Full EPC recommendation report and certificate are available on request. The office suite has a current energy efficient rating of 50 (Band B).

Terms

The office suites are available to rent on the basis of fully serviced offices, excluding business rates, telephone and broadband costs. The quoted rent includes the following:-

- Electricity
- Heating
- Water rates and sewage charges
- External and internal maintenance
- Window cleaning
- Buildings insurance
- Fire alarm and emergency lighting maintenance
- Fixed electrical wire testing and PAT testing in commercial areas
- Fully managed comms room
- Cleaning of communal areas including kitchens and toilets
- Refuse collection
- Security system maintenance
- Water quality testing
- Pest control

Lease

Standard Tenancy at Will agreement. Rent payable monthly.

Easy in, Easy out terms.

Availability Schedule

Suite	Office / Meeting Room	Approx. Net Internal Area		Rent (pcm) Plus VAT
First Floor				
B2	Office	30.74 sq m	(331 sq ft)	£524
B4	Meeting Room	31.91 sq m	(343 sq ft)	£600
Second Floor				
C1	Office	31.32 sq m	(337 sq ft)	£534
C3	Office	17.20 sq m	(186 sq ft)	£295
C4	Office	25.00 sq m	(226 sq ft)	£414
Fourth Floor				
E1	Office	31.32 sq m	(337 sq ft)	£534
E2	Office	25.38 sq m	(273 sq ft)	£433
E3	Office	43.60 sq m	(469 sq ft)	£860
E5	Office	21.00 sq m	(226 sq ft)	£414



Legal Costs

Ingoing tenant to pay an administration fee for the preparation of the tenancy agreement.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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Philip Clapham

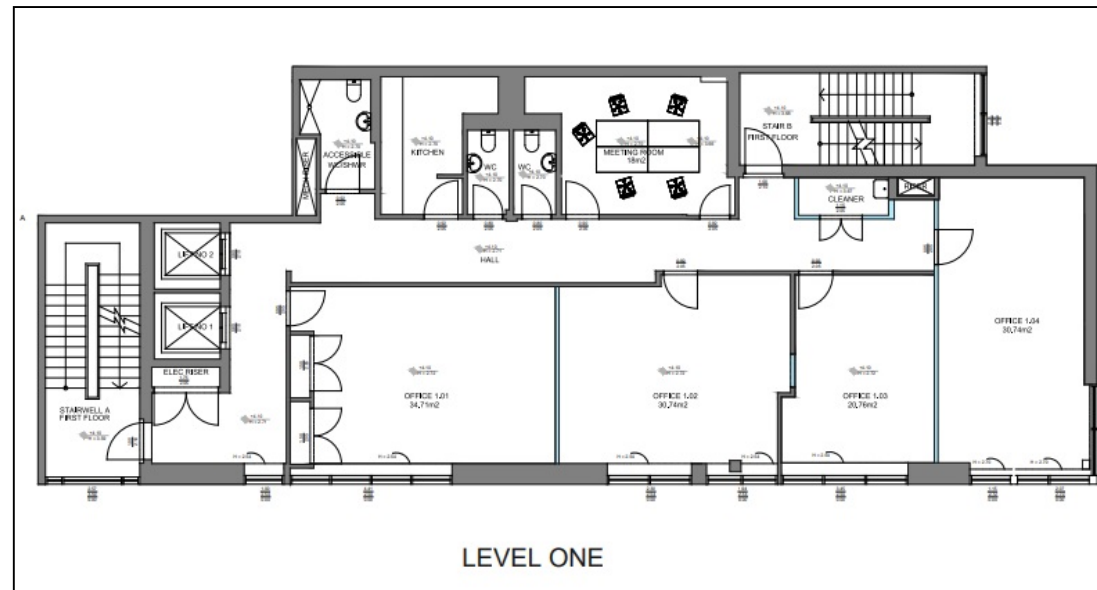
philip.clapham@smithwoolley.com

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VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2342/May 2024



Indicative Floor Plan