

**TO LET**

**Civic Centre  
Castle Hill Avenue  
Folkestone, Kent CT20 2QY**

**smith  
woolley**  
chartered surveyors

**Third Floor Offices**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### Situation

The Civic Centre occupies a prominent position within Castle Hill Avenue on the edge of Folkestone town 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

The available offices form part of a building mostly occupied by Folkestone & Hythe Council. The available offices are located on part of the third floor and are light and airy with excellent panoramic views.

The specification includes:

- Lift Access
- Central Heating
- Central Reception
- Part Parquet floor/carpet
- 2 Car Parking Spaces
- Double Glazing

The hours of use for the offices is 8:30am – 6:00pm Monday to Friday (except Bank Holidays and the Christmas period)

### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Main Office	76.6	825
Meeting Room / Manager's Office	9.7	105
<b>Total</b>	<b>86.3</b>	<b>930</b>

Shared kitchen and WC facilities

### Business Rates

Tenant to be responsible for payment of business rates. Small business rates relief may apply.

Rates to be re-assessed.

### Terms

The offices are available on effective full repairing and insuring terms at an asking rent of **£10,000 per annum (no VAT)**.

### Service Charge

The ingoing tenant will be required to make a contribution towards the service charge which is currently on the basis of approximately £5 per sq ft. The service charge includes the following:-

- All structural and communal area maintenance and repair
- Buildings insurance
- Water & Drainage
- Heating
- Electricity

(Telecommunications are excluded)

Length of lease is negotiable and deposit payable.

### Energy Performance Certificate

Full EPC and report and certificate are available on request. The property has a current energy efficient rating of 63 (Band C).

### Legal Costs

The tenant to contribute approximately £800 towards the landlord's legal fees.



## Viewings

Strictly by appointment through these offices.

### For Further Information Contact:

Siobhan Wood

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01233 640800

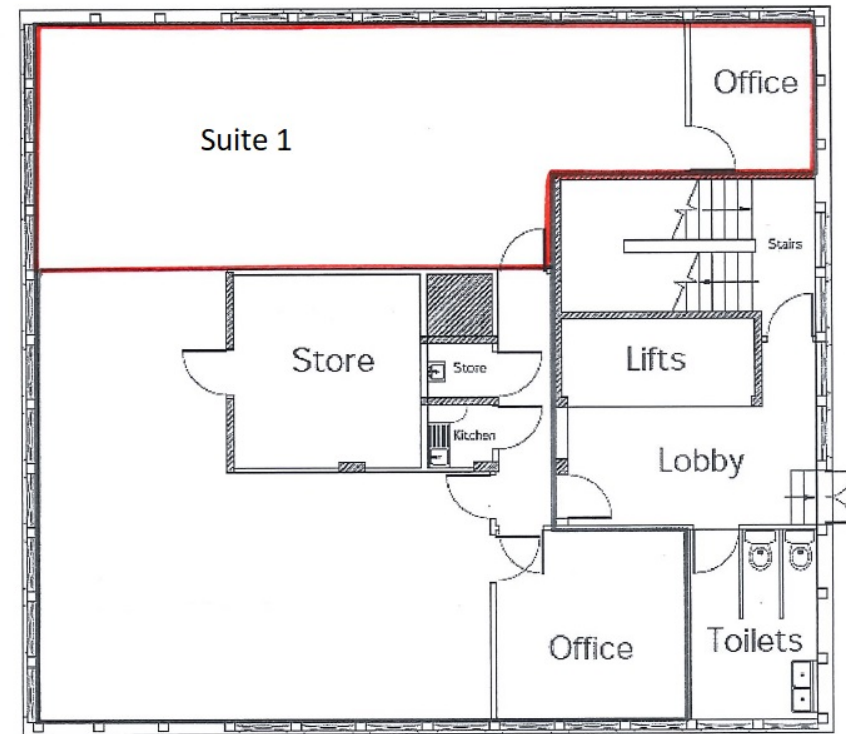
Philip Clapham

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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). A2890.1/April 2024



Third Floor

