



OFFICE, UNIT 14, BARNFIELD ROAD, FOLKESTONE

£50,000 per annum

FOR RENT; Motis Estates Commercial Chartered Surveyors are proud to offer a modern fully furnished office within a Unit in Park Farm Industrial Estate.

The office has an all inclusive rent and benefits from allocated parking spaces and a separate yard (if required).



Moving with Motis



www.facebook.com/motisestates



@MotisEstates



www.instagram.com/motisestates



Barnfield Road Folkestone CT19 5SU

**Allocated Parking Spaces , Separate Yard , Thriving Location ,
Large Open Plan Offices , Fully Furnished , All Inclusive Rent**

Description

The office is situated in Barnfield Road, a cul-de-sac just off of Park Farm Road, within the Park Farm Estate, an established location for industrial users, retailers and trade counter operators, where nearby occupiers include Sainsburys, Halfords, Homebase, Pets at Home and Home Bargains.

Park Farm is situated strategically located adjacent Junction 13 of the M20 Motorway and within close proximity to the Channel Tunnel Terminal. Folkestone town centre is approximately one mile to the south, with Ashford and Dover being within approximately 13 and 8 miles respectively. Folkestone is linked to London Stratford and St Pancras via the high speed rail link with a journey time of under 1 hour from Folkestone West Station.

The office is within Unit 14 within Barnfield Road and consists of a separate entrance at the side of the unit which leads into a hallway with a spiral staircase to access the first floor offices. On the ground floor, there is a good sized staff room, male and female w/c's and a boardroom.

The first floor is accessed via the spiral staircase and leads into a large open plan kitchen/breakout area and an open plan office for approx 30 persons. There is a separate office to the rear for approx 8 persons. There is also the added benefit of a server room.

The office is fully furnished with desks, chairs, dividers, cable management and other office furniture. The office benefits from LED lighting, fire alarm and intruder alarm system, air conditioning, fresh air extraction system and both open plan and private offices.

Externally, there is a secure compound of 0.182 acres and parking for approx 10 vehicles. The yard can be sub-let or not included within the lease.

Measurements:

Ground: Lobby: 8.5 sq m

Kitchen: 26.9 sq m

Hallway: 11.0 sq m

Boardroom: 36.5 sq m

First:

Private Office: 41.0 sq m

Open Plan Office: 101.3 sq m

Breakout Area: 43.1 sq m

Server Room: 5.5 sq m

Total: 273.8 sq m (2,946 sq ft)

Office Rent: £50,000 per annum plus VAT (excluding Yard)

Yard Rent: £15,000 per annum plus VAT

The rent to include business rates, external repairs and electricity. The rent to exclude telecommunications.

Rent Deposit: Negotiable

Lease Terms: Flexible

For further information, please contact Motis Estates Commercial Chartered Surveyors on 01303 212020.

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

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

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.

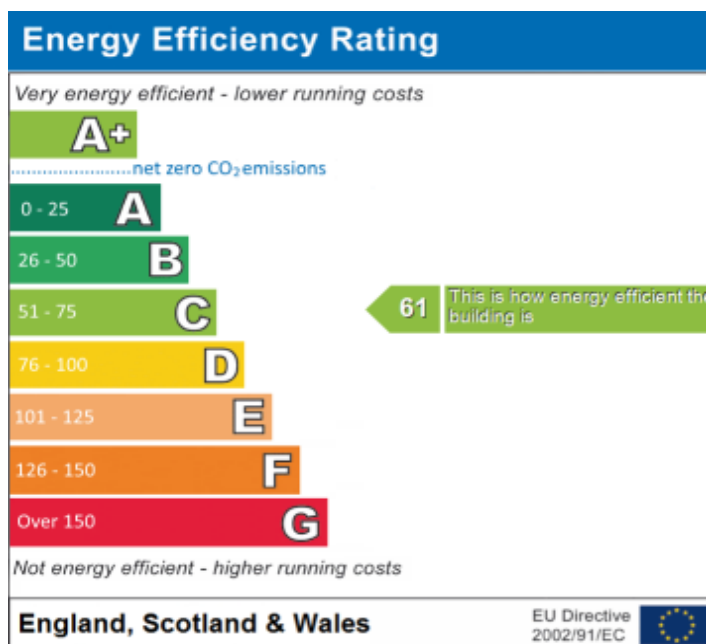
Postcode CT19 5SU

Viewings Strictly by appointment only -
Property Reference MOTIS_004995

Opening Hours:

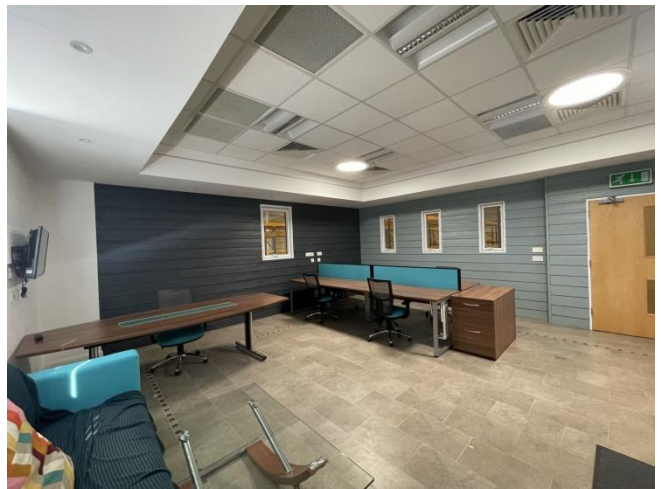
Monday - Friday 9.00 - 5.30

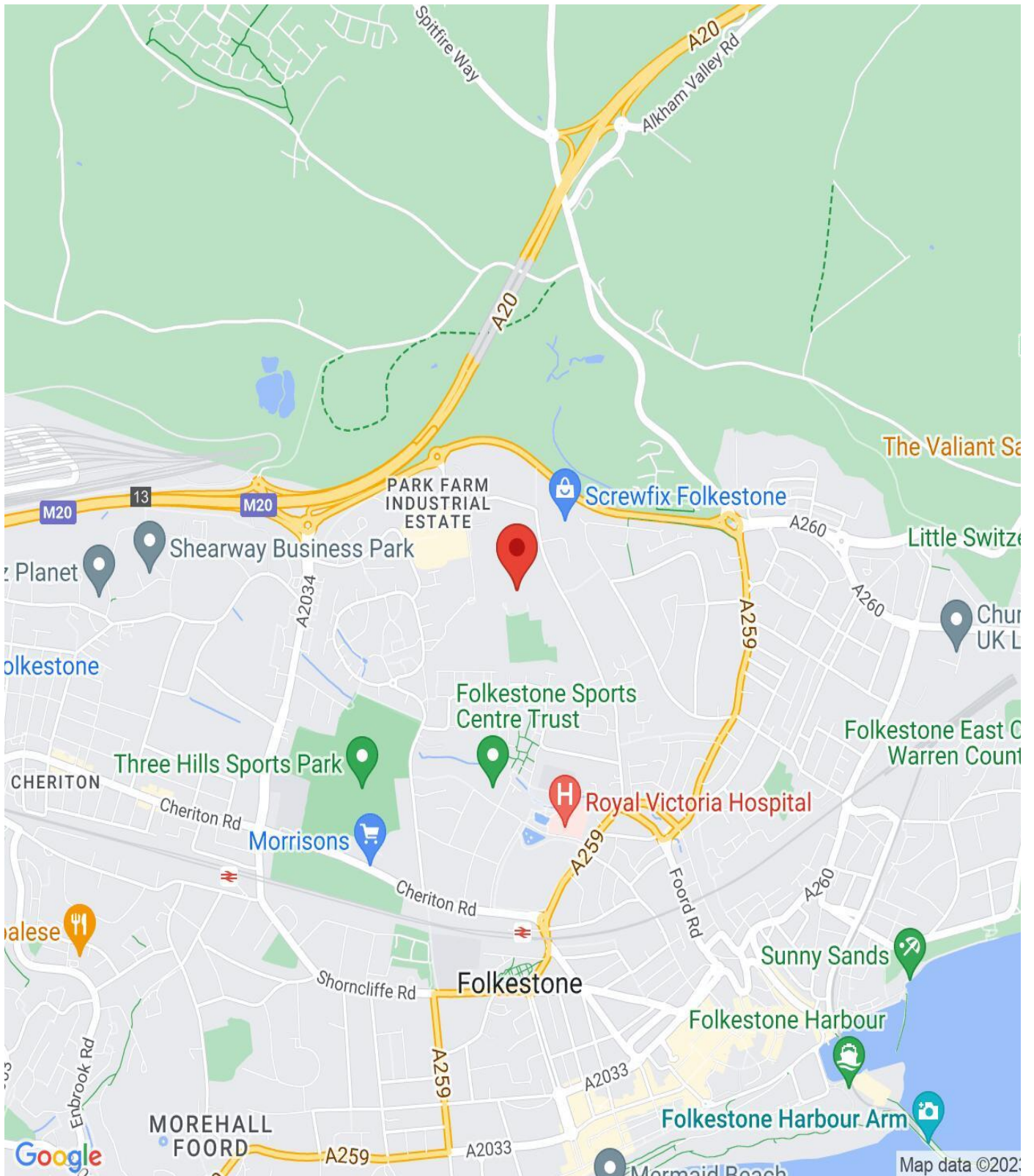
Saturday 9.00 - 3.00











IMPORTANT NOTICE

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.