



THE OLD DAIRY, CHERRYBROOK ROAD, FOLKESTONE

£1,000 per month

Motis Estates Chartered Surveyors are proud to offer a detached office building with ample parking in a quiet road in Cheriton. The property is approx 763 sq ft. The office is ideal as an office, consulting rooms or treatment rooms.



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The Old Dairy, Cherrybrook Road Folkestone CT20 3JX

**Dedicated Parking, Detached Office ,
Open Plan and Meeting Space**

Description

Motis Estates are pleased to offer a commercial office located in a cul-de-sac in Cheriton. The property is ideal for a number of uses such as counselling rooms or treatment rooms. Cheriton is a northern suburb of Folkestone. It is the location of the English terminal of the Channel Tunnel as well as of the major army barracks of Shorncliffe Camp. The property is within walking distance to Folkestone West Train Station which provides links to London St Pancras in under 1 hour.

The building consists of four offices, a store room, kitchen and w/c within a detached building. The property benefits with having both ample storage space and also good quality office space with open plan offices at the front and a private meeting room/office. There is a separate toilet and kitchen area and useful storage space.

The offices have the benefit of a plasterboard ceiling and LED strip lighting. They are fully carpeted and have the benefit of electric heating.

Ground floor reception 2.62 sq m
Ground floor office 13.24 sq m
Ground floor office 21.03 sq m
Ground floor storage 1.91 sq m
Ground floor toilets 1.48 sq m
Ground floor kitchen 4.46 sq m
Ground floor storage 9.42 sq m
Ground floor office 5.45 sq m
Ground floor office 12.24 sq m

Total 71.85 sq m (763 sq ft)

There is parking for 3 - 4 vehicles.

The property is available on a short term agreement of a minimum of 1 year agreement for £200 plus VAT agreement fee at a rental term of £1000pcm or on a longer lease with terms to be negotiated.

The tenant to pay a deposit of three month's rent to be held for the term of the agreement.

The landlord to insure the building only and the tenant to reimburse the annual premium.

Services include single phase electricity, water and telecoms ducting will be available and payable by the tenant.

We understand that the Rateable Value will be £5,200 from 1st April 2023. For more information, please contact the Local District Council.

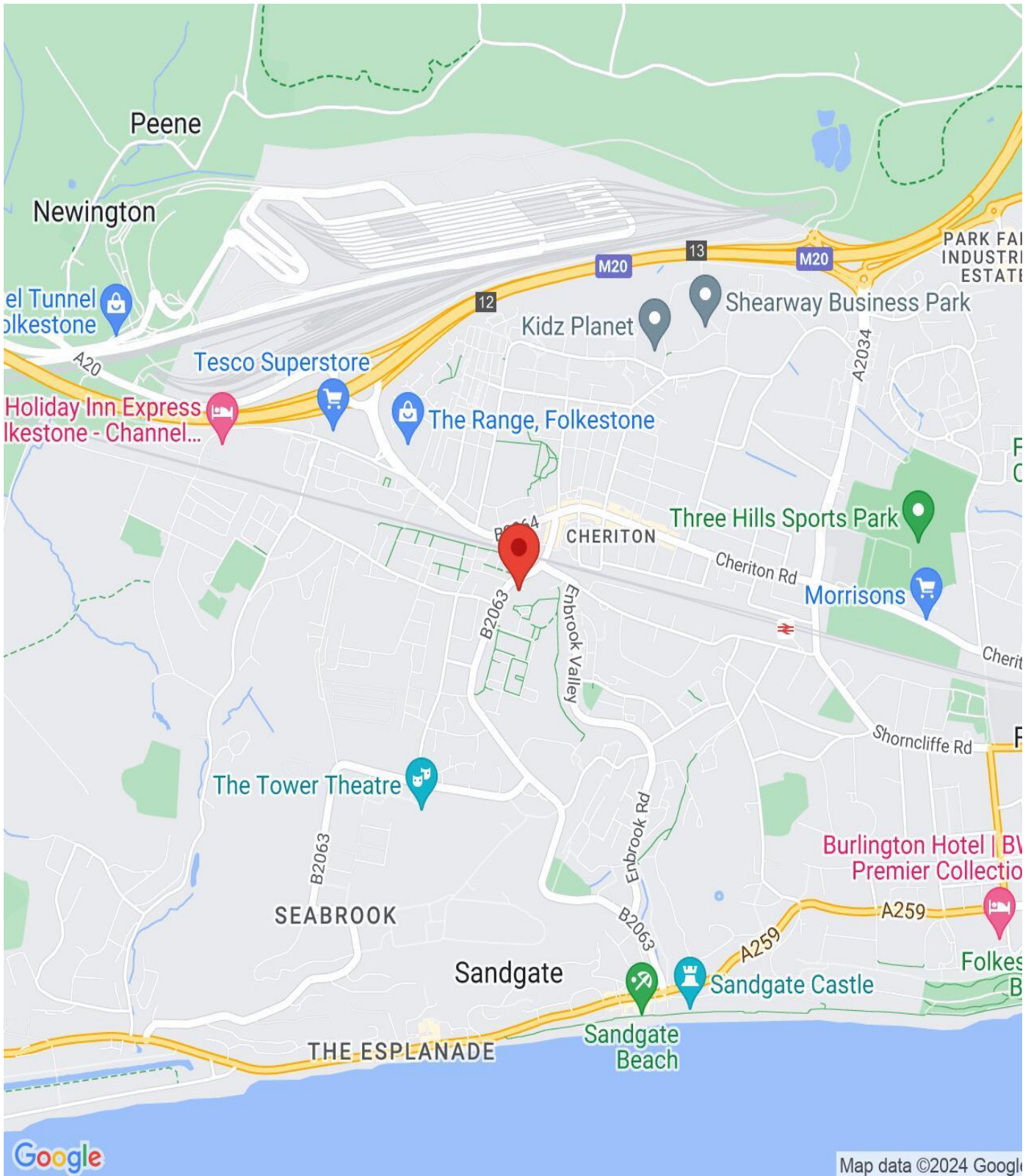
The property is available from 1st October 2024.

We note from the EPC Register that the property has an EPC rating of 95 (D) valid until 5th September 2029. Full details available upon request.









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.