



**GROUND FLOOR, WEST CLIFF  
HOUSE, WEST CLIFF GARDENS.**

**£25,000 per annum**

**MOTIS ESTATES ARE PROUD TO  
OFFER THIS LARGE COMMERCIAL  
OFFICE SPACE WITHIN  
FOLKESTONE TOWN CENTRE.**



RESIDENTIAL SALES

RESIDENTIAL LETTINGS

COMMERCIAL

PROFESSIONAL SERVICES



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Motis Estates Ltd & Motis CS Ltd t/a Motis Estates inc. H Wald & Co

Directors: Patrick Hutley, David McComb, Kris Foster MRICS Consultant: Kim Clinch FRICS

# West Cliff House, West Cliff Gardens CT20 1SZ

**LARGE FLOOR SPACE , TOWN CENTRE LOCATION , CLIMATE CONTROL , 5 ALLOCATED PARKING SPACES , SKIRTING DUCTING , CAT LIGHTING**

## Description

Motis Estates are proud to offer this DDA compliant, open planned upper ground floor office space with allocated parking spaces situated within Folkestone Town Centre. West Cliff Gardens is situated within Folkestone Town Centre, making this office block perfect for any businesses needing good links into the centre.

West Cliff Gardens is also located within walking distance to Folkestone Central Train Station, with commutes into London taking just under an hour and Folkestone Bus Station situated a 5 minute walk from the office block.

The ground floor office space comprises off:

Main Office: 2,252 sq ft / 209.2sq m

Reception Hall: 67 sq ft / 6.2sq m

Store: 604 sq ft / 56.2 sq m

Shared Ladies 4x W.C.'s and Gentlemens 2x W.C's and 3 urinals and disabled toilet.

Outside: 5x Allocated Parking Spaces

Services: Electricity, Water and Drainage are connected.

Use: Motis Estates are on the understanding that the existing planning use of the property is within B1 of the 'Use Classes Order', but applicants should satisfy themselves as to the planning use with Folkestone & Hythe District Council.

Lease: A new effectively FRI lease is available on terms to be agreed with 3 yearly rent reviews.

Rent: Rental offers are invited with an asking rent of £27,500 per annum exclusive, payable quarterly in advance on the usual quarter days. (Interest will be payable on any rent becoming more than 14 days overdue).

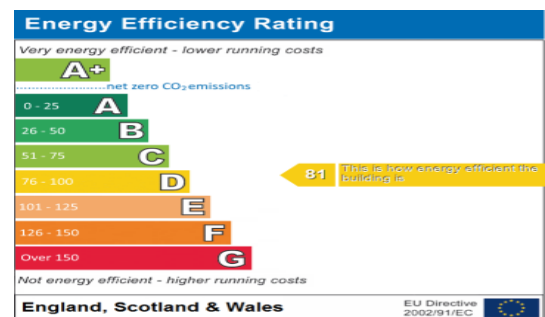
Service Charge: A service charge is payable to cover the shared amenities including heating, hot water and cleaning of the shared toilets (calculated on a percentage basis) and general maintenance and upkeep of the buildings.

Contact Kris Foster for more details regarding service charges. Viewings: VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY THROUGH MOTIS ESTATES.

Legal Costings: The incoming tenants are responsible for the landlord's reasonable legal costings in the granting of the lease.

Business Rates: Folkestone & Hythe District Council - 01303 853000 verbally advise that the

Rateable Value: £25,000,000. The rate in the pound for the financial year 2017/2018 is 47.9p, 46.6p small. Equivalent Rates Payable - £11,975,00.















**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.