



**105 SANDGATE ROAD,
FOLKESTONE**

£2,042 per month

**MOTIS ESTATES ARE PROUD TO
OFFER THIS LARGE COMMERCIAL
SHAPE, SITUATED ON IN THE
THRIVING RETAIL AREA OF
SANDGATE ROAD, FOLKESTONE.**



RESIDENTIAL SALES

RESIDENTIAL LETTINGS

COMMERCIAL

PROFESSIONAL SERVICES



WWW.MOTIS-ESTATES.COM



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

105 Sandgate Road Folkestone CT20 2BQ

**LARGE UNIT , BASEMENT SPACE , A2 USE , THRIVING RETAIL
LOCATION , ON STREET PARKING , NUMEROUS OFFICE SPACES**

Description

Motis Estates are proud to list this large commercial space, situated on Sandgate Road, in Folkestone with fantastic connections to local transport links, and Folkestone Central, taking you to London in less than an hour.

Situated in a near prime trading location within Folkestone town centre, with a variety of retail users in the vicinity including multiples such as Beauty Salons, Costcutter, Sainsburys, banks, building societies and Estate Agents.

On street parking is available outside the premises for 1 hour in 3 and there are several public car parks including multi storeys within easy walking distance of the premises.

The property comprises the following:

Main Office 8.94m x 6.38m

Office Space 4.83m x 2.74m

Meeting Room 6.78m x 3.84m

Gentleman WC

Ladies WC

Basement Benefits from a good head height and comprises the following floor spaces:

Room 1: 3.80m x 5.66m

Room 2: 2.10m x 2.18m

Room 3: 2.09m x 2.18m

Room 4: 2.35m x 1.17m

Room 5 3.78m x 3.93m (Plus 2.55m x 0.97m)

Room 6: 4.83m x 5.30m

Services: Water, Drainage, Electric and Broadband connectivity (Motis Estates are under the instruction that tenants will need to find their own supplier).

Rateable Value: £18,750 (Folkestone and Hythe District Council (2017/2018))

Viewing is strictly by appointment only through Motis Estates - Chartered Surveyors and Estate Agents.

Tenure

Postcode CT20 2BQ

Viewings Strictly by appointment only -
Property Reference MOTIS_003318

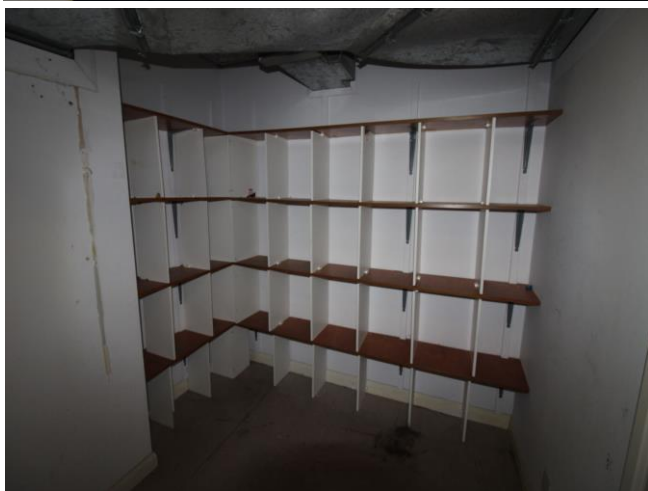
Opening Hours:

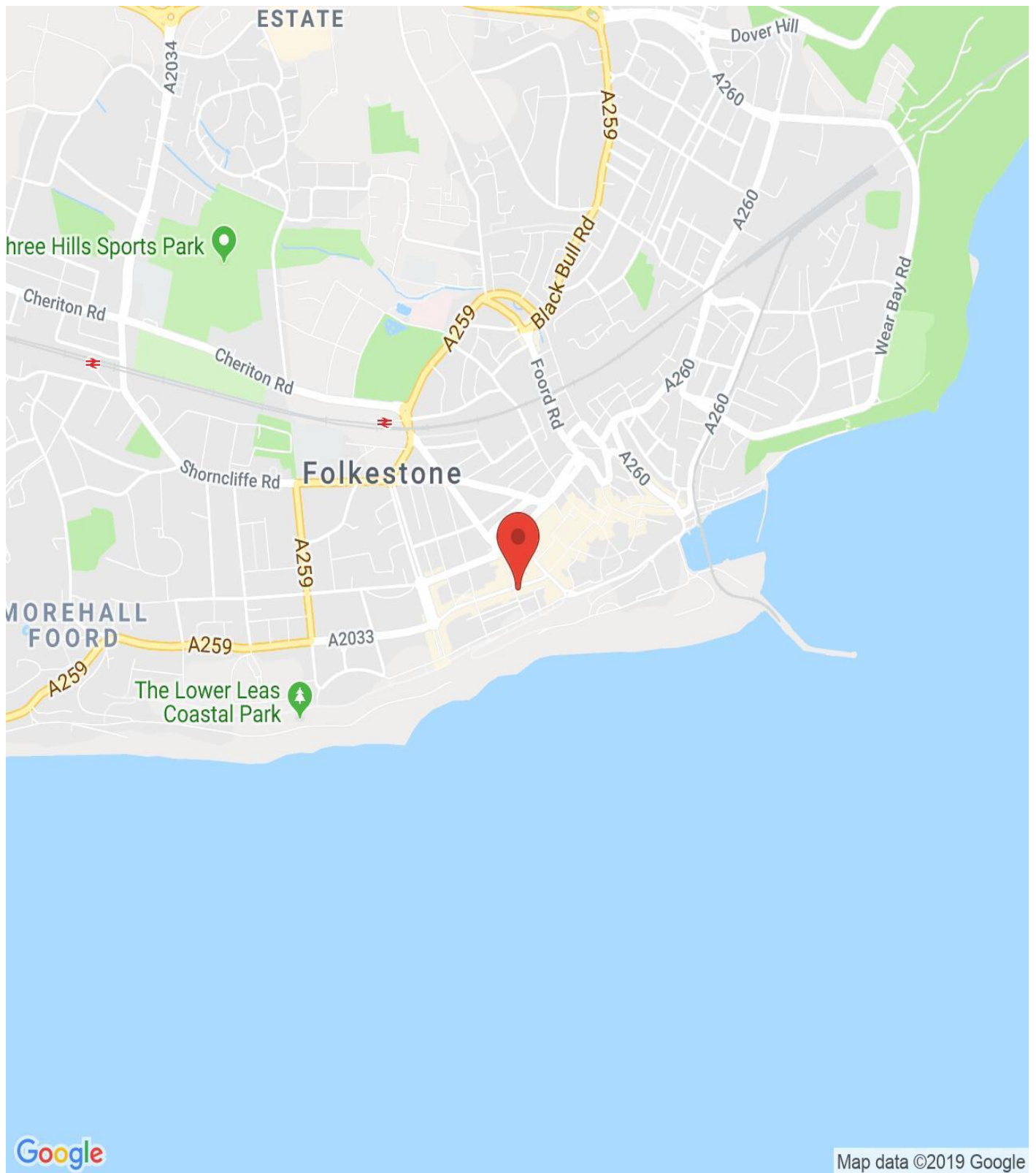
Monday - Friday 9.00 - 5.30

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.