



## OFFICE, 11-13 HIGH STREET

£750 per month

An opportunity to rent part of an office within an Estate Agent with a private meeting room. Rent will include Business Rates, Electricity and Heating.

Contact Motis Estates on 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com) for more information.



## Moving with Motis



[www.facebook.com/motisestates](https://www.facebook.com/motisestates)

@MotisEstates

[www.instagram.com/motisestates](https://www.instagram.com/motisestates)

# Office, 11-13 High Street CT21 5AD

**Open Plan Office , Private Office Space , All Inclusive , Within  
Established Business , High Street Position ,**

## **Description**

Motis Estates are proud to offer an office at the rear of an Estate Agent which is ideal of a likeminded business, such as a Surveyor, Architect, Engineer, Mortgage Consultant, Solicitor etc however other businesses will be considered.

The office space at the rear is open plan however there is a meeting room to the rear for a private office for sole use.

Situated on the High Street, there are numerous retail outlets such as WH Smiths, Boots, Iceland and several independent shops all in the vicinity in the picturesque Cinque Port Town of Hythe, approximately 4 miles from the Channel Tunnel terminal and Folkestone. The town centre offers a range of Multiple Retailers and banks and enjoys a wide variety of retail outlets and businesses giving a good mixed trading environment. Sandling mainline railway station, the M20 motorway and Ports of Dover and Folkestone are also easily accessed by car.

Office Space: 25.75 sq m

Meeting Room: 12.60 sq m

Total: 38.35 sq m (412 sq ft)

Energy Performance Certificate: An EPC has been ordered.

Services: Water, Drainage and Electric

Use: E Class

Legal Fees - The tenant is to be responsible for the agreement fee of £150 plus VAT (£180.00)

Terms - The rental is £750pcm which includes all utilities, repairs/maintenance and business rates.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone by calling 01303 212020 or e-mailing [commercial@motis-estates.com](mailto:commercial@motis-estates.com)

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

**Postcode** CT21 5AD

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005502

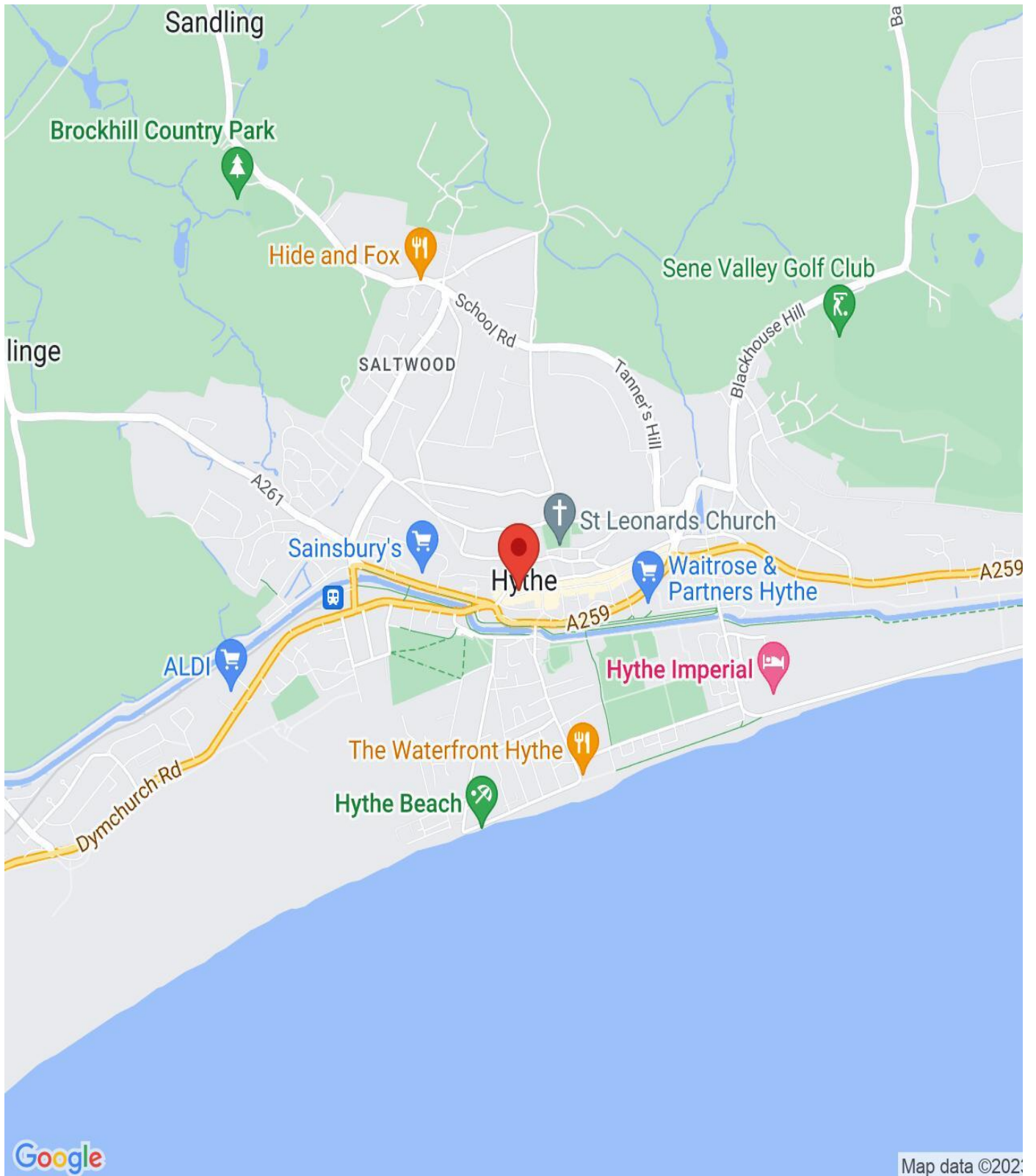
## **Opening Hours:**

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.