



## UNIT 2 CHANNEL COURT, ROSS WAY, FOLKESTONE

**£12,500 per annum**

Motis Estates Chartered Surveyors are proud to offer a refurbished office building with two large storage units and ample parking n Ross Way, Folkestone.

The property is approx 1258 sq ft. The unit can be split with storage, and office space.



Moving with Motis



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# Unit 2 Channel Court, Ross Way Folkestone CT20 3UJ

**Office Space, Ample Parking, Office and Storage Space,  
Prominent Position**

## **Description**

Motis Estates are pleased to offer a refurbished commercial office located in Ross Way Industrial Estate in Ross Way opposite KAP Motor Group.

The offices are located on the ground floor of a semi detached building and benefits with having both ample storage space and also high quality office space with two open plan offices at the front for 8-10 persons and a private meeting room/office to the rear for 4 people.

There is a separate toilet and kitchen area and two storage units adjacent which are approx. 375 sq ft.

The offices have the benefit of a suspended ceiling and recessed LED lighting. They are fully carpeted and have the benefit of air conditioning.

Ground floor office 51.3 sq m  
Ground floor office 24.2 sq m  
Ground floor kitchen 4.5 sq m  
Ground floor staff toilets 1.5 sq m  
Ground floor staff toilets 1.51 sq m  
Ground floor external storage 34.8 sq m

Total: 117 sq m (1,258 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 £12,500 per annum (no VAT) 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 mains gas, single phase electricity, water and telecoms ducting will be available and payable by the tenant.

We understand that the Rateable Value will be £6,800 from 1st April 2023. For more information, please contact the Local District Council.

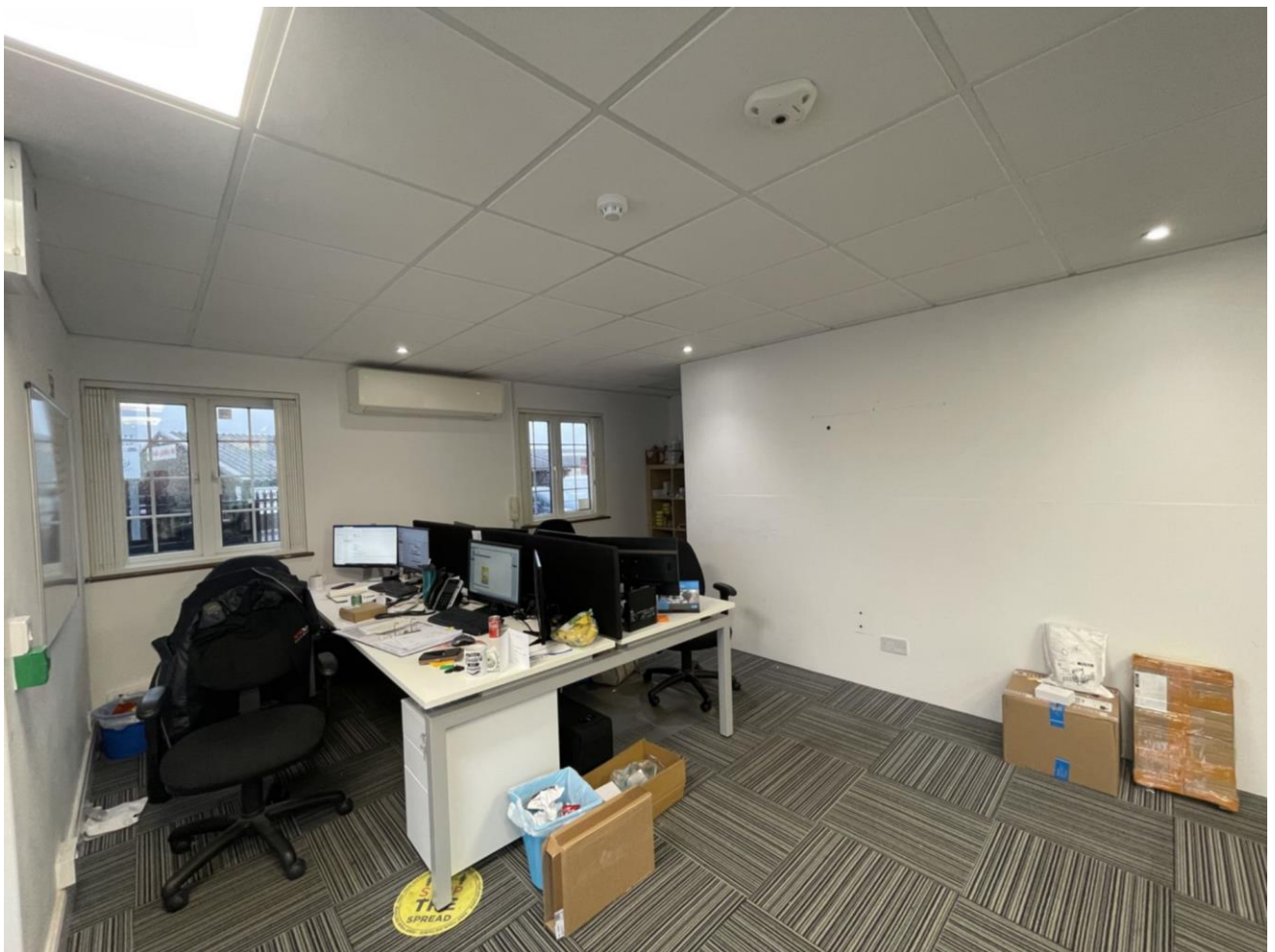
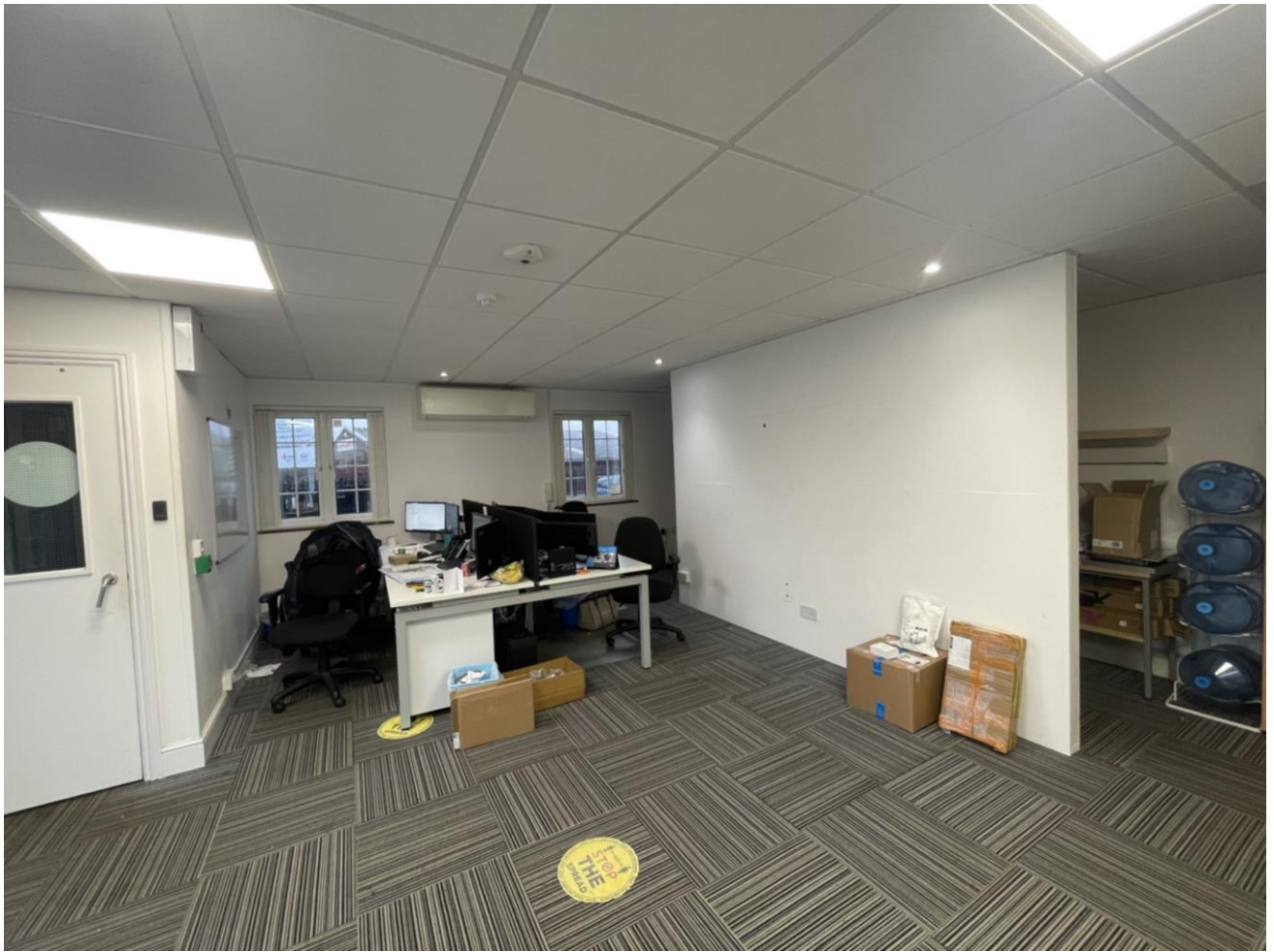
The property is available from 1st March 2024.

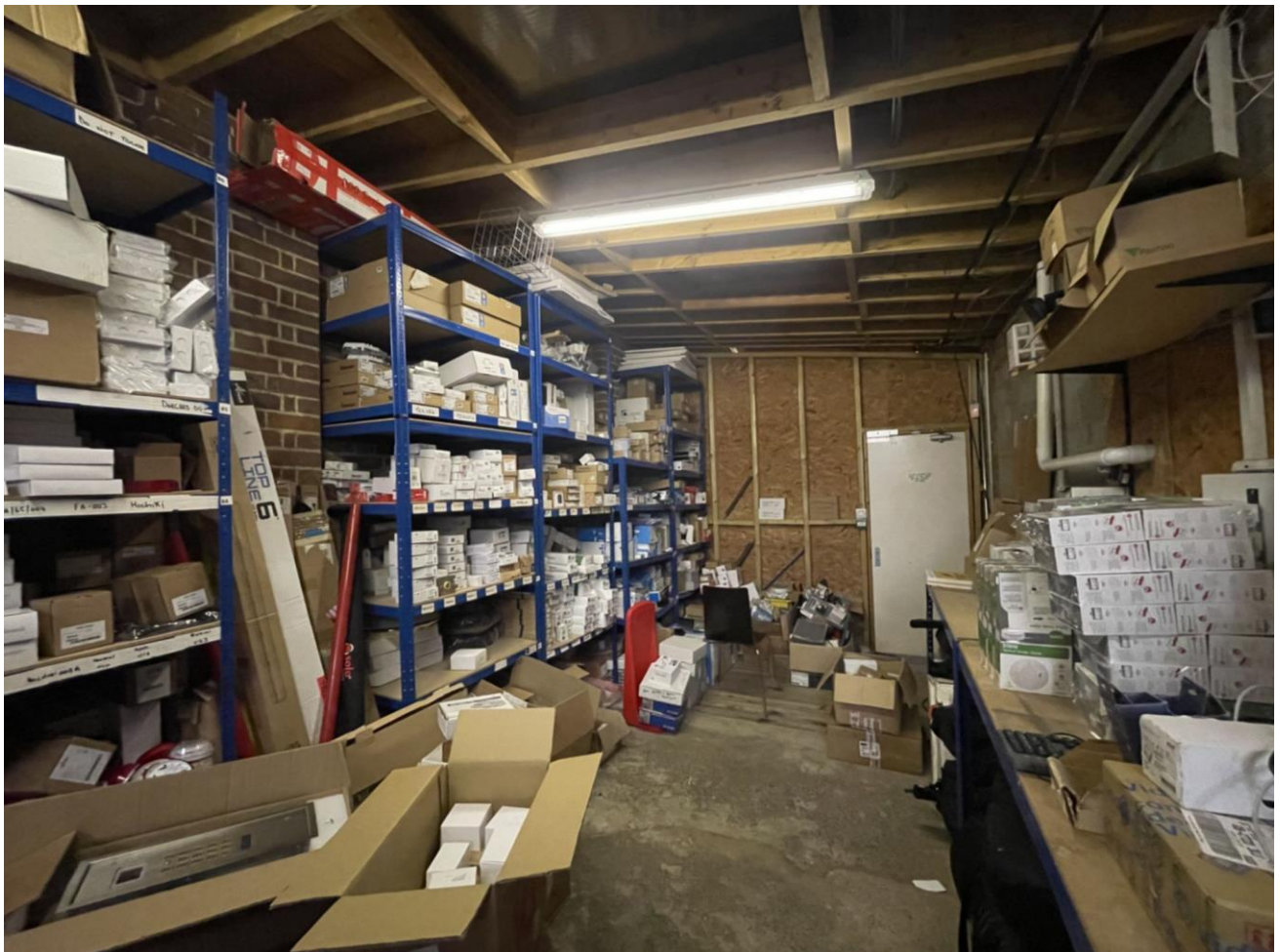
We note from the EPC Register that the property needs to be assessed.

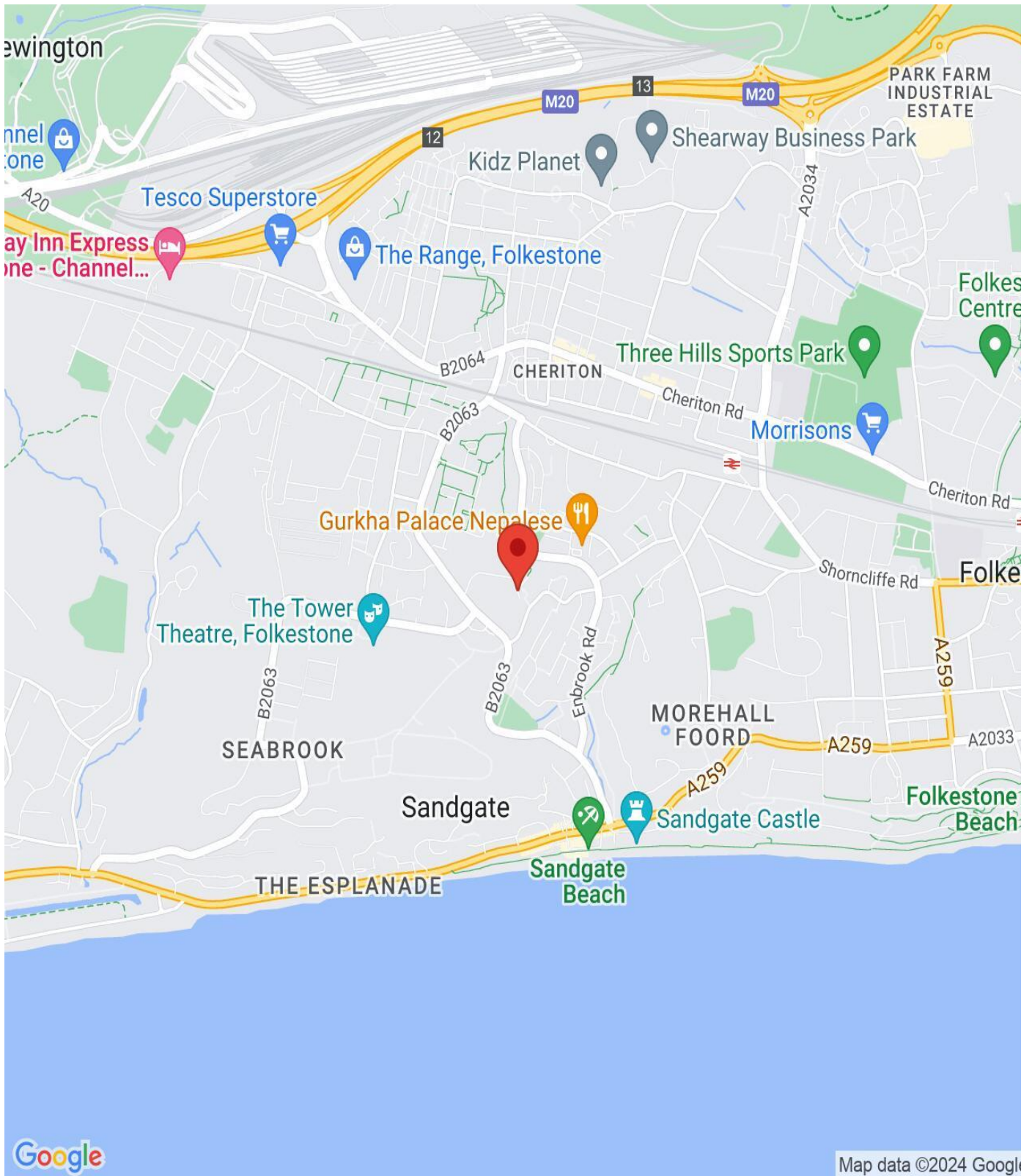
For more information regarding a viewing please contact Motis Estates Chartered Surveyors on 01303 212020 or [commerical@motis-estates.com](mailto:commerical@motis-estates.com)

**Postcode** CT20 3UJ

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005532







**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.