



UNIT 4-5 PRINCES GATE, BAYLE STREET, FOLKESTONE

£1,166 per month

Motis Estates, Estate Agents and Chartered Surveyors in Folkestone are pleased to offer this fantastic fully fitted commercial unit with fixtures and fittings in the thriving area of the Bayle in Folkestone on the edge of the Creative Quarter.



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Unit 4-5 Princes Gate, Bayle Street Folkestone CT20 1RH

**1 Large Office Split Over Floors , 4 Parking Spaces , 2291 sq ft ,
Variety of Uses , ,**

Description

Motis Estates, Estate Agents and Chartered Surveyors in Folkestone are pleased to offer this fantastic commercial unit in the thriving area of the Bayle in Folkestone on the edge of the Creative Quarter.

Folkestone Creative Quarter is an urban village of designers, filmmakers, musicians, web developers and artists. They have restored 90 buildings and look after around 80 flats, 115 studios and offices and over 50 shops, making it a hive of activity. Enjoy watching artists paint in their galleries and sign up to classes run by skilled makers. Bars transform into micro-performance spaces and cafés are buzzing with people meeting to make exciting plans. Contributing to the reputation, infrastructure and economy of the town, Folkestone Creative Quarter is a playground for creative and digital businesses.

A stone's throw from the sea and less than an hour from London, Folkestone's Creative Quarter is home to hundreds of creatives who contribute to and support the creative community, making Folkestone a great place to live, work and visit. Developed by Creative Folkestone– an arts charity launched in 2002 (formerly known as Creative Foundation) to regenerate Folkestone through creativity – the Creative Quarter is a unique attraction for visitors and a fantastic example of creatively-led regeneration, with a thriving community that shares an ethos of encouraging, supporting and enabling creative activity.

There are a mix of independent businesses within the area and also many national retailers are located in the immediate vicinity, including Bouverie Place Shopping Centre nearby has Primark, Asda and New Look amongst others. Town centre car parks and the bus station are within easy reach however the office has four allocated parking spaces.

Unit 4-5 is approx 2,300 sq ft and laid out over two floors. Unit 4-5 is in a good condition and benefits from a lobby with a bespoke office used as a reception. There are a few steps up to a large room ideal as a training room with a store and WC. On the other side of the lobby, there are a few steps up to 4 small rooms which has been created by the current tenants but could be removed to form an open plan meeting/office space.

Within the basement, there is a storage room which leads to the car park at the rear, a kitchen/staff room, disabled WC and also a server room. There is also the benefit of a small passenger lift to access the mezzanine, ground and basement. Heating is via electric heaters as well as an additional ventilation system for extraction.

There is also the benefit of roller shutters for additional security and four parking spaces.

Rateable Value: We note from the Valuation Office Agency website that the premises have a RV of £4,950 for Unit 4-5 and therefore underneath the threshold for small business rates relief of £12,500 RV.

Rent: £1,166 per calendar month (No VAT) - £14,000 per annum

Lease Terms: Flexible

Energy Performance Certificate: D (88) <https://find-energy-certificate.service.gov.uk/energy-certificate/9528-3039-0584-0200-6225>

Services: Mains water, drainage and electricity. Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or commercial@motis-estates.com.

IMPORTANT NOTICE FROM MOTIS ESTATES 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.

Postcode CT20 1RH

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Property Reference MOTIS_007624

Opening Hours:

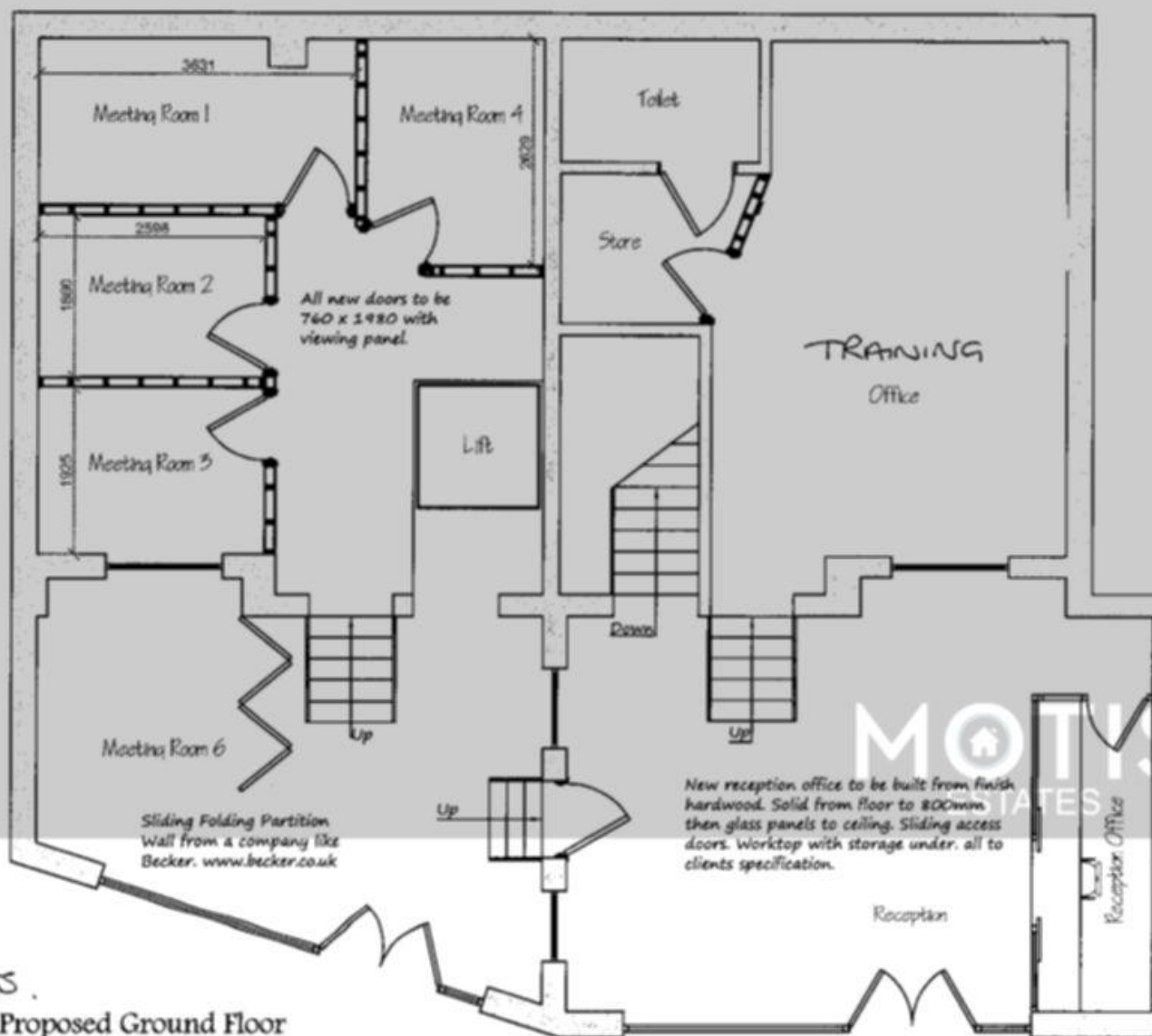
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00



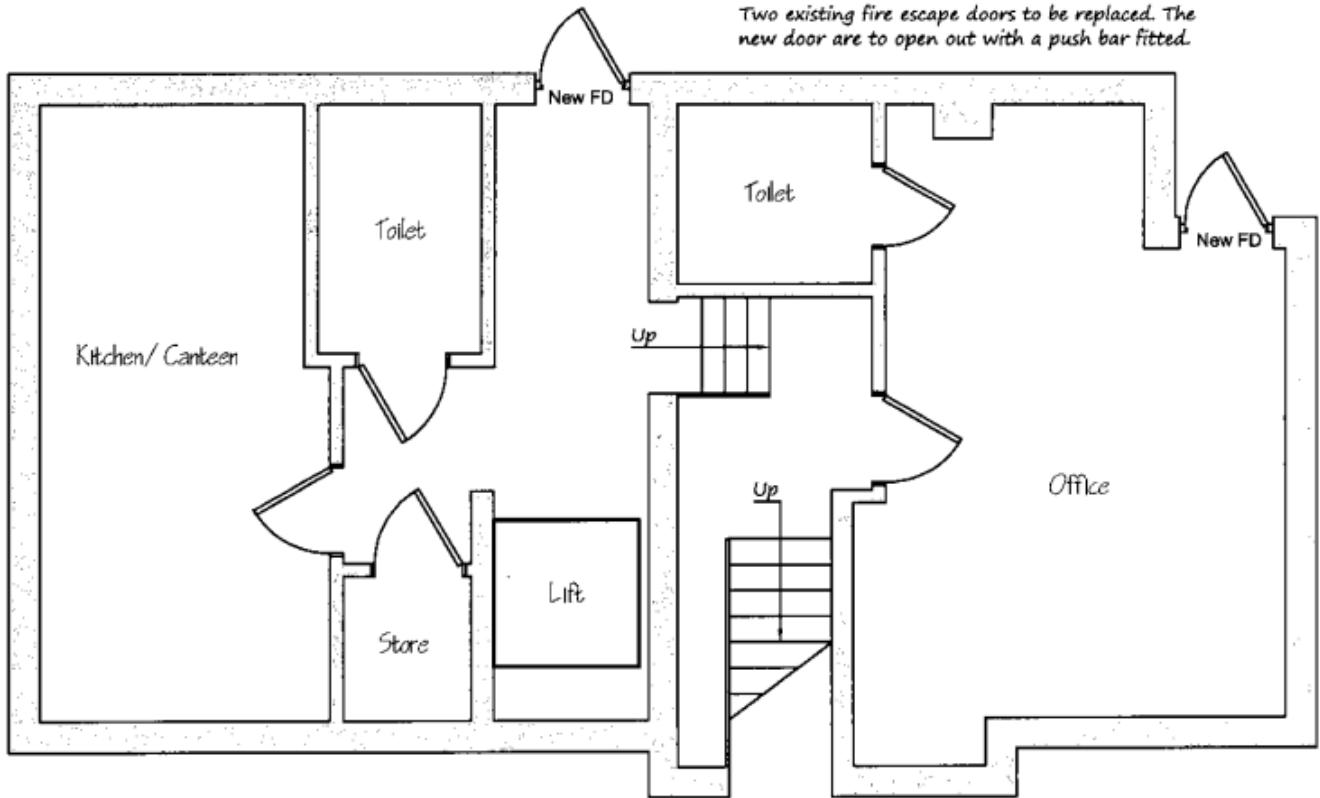


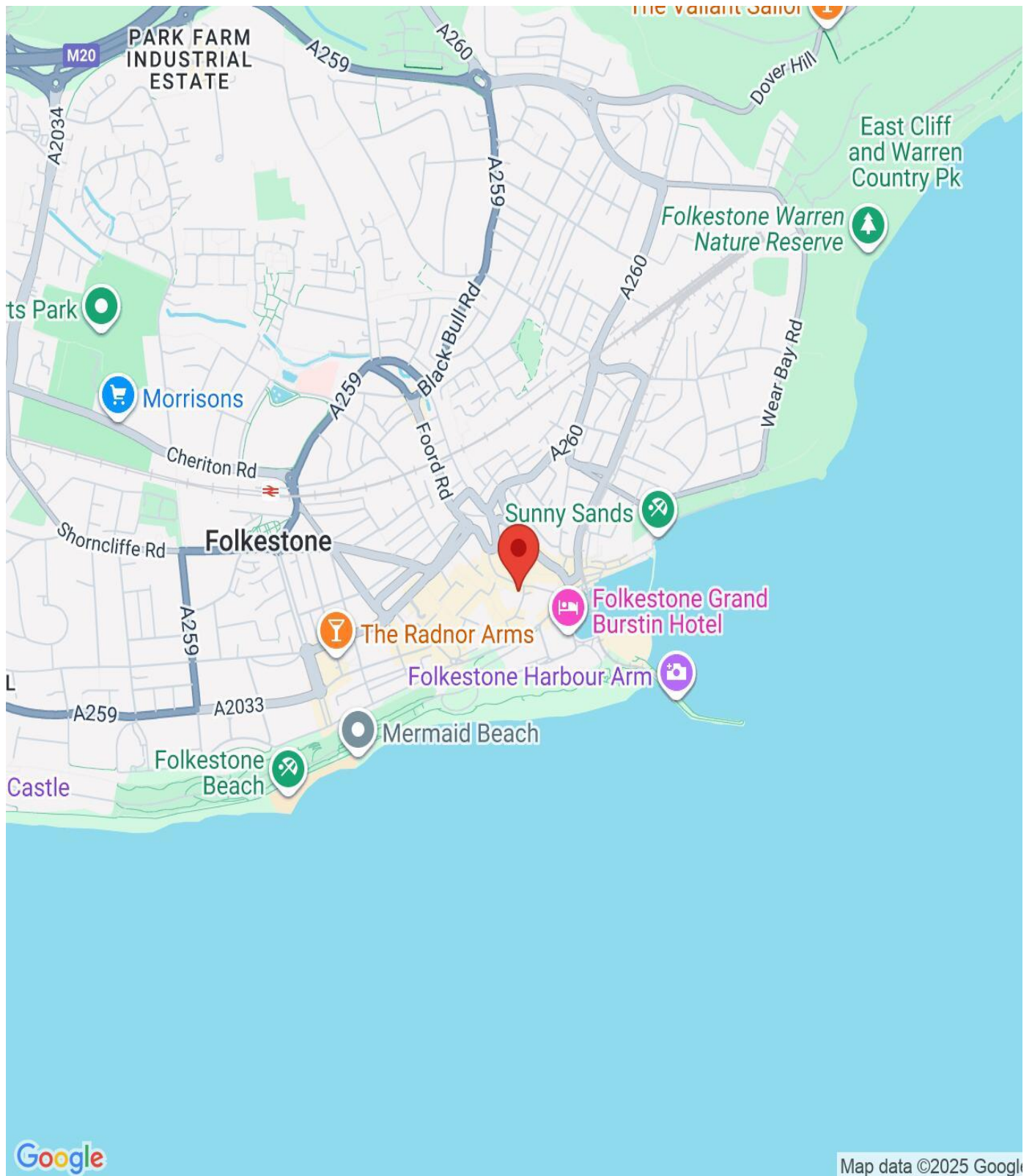




UNITS .
4 & 5 Proposed Ground Floor

Two existing fire escape doors to be replaced. The new door are to open out with a push bar fitted.





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