



ROSTRUM HOUSE, CHERITON PLACE, FOLKESTONE

£500 per month

An opportunity to rent an office/studio in the heart of Folkestone Town Centre of approx. 394 sq ft in the heart of Sandgate Road.

The property is also eligible for Small Business Rates Relief. Contact Motis Estates Chartered Surveyors in Folkestone on 01303 212020 or commercial@motis-estates.com for more information.

For all Commercial listings - visit www.motis-estates.com



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Rostrum House, Cheriton Place Folkestone CT20 2DS

**Prominent Position , 2 Hour Free Parking at Front , Ground Floor ,
Allocated Parking Available**

Description

Motis Estates are proud to advertise a furnished office/art studio situated in the heart of 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 free for 2 hours, there are several public car parks including multi storeys within easy walking distance of the premises.

The property is situated on ground floor and benefits from a LED light panels with heating a gas central heating system with a number of radiators around the perimeter. The property is finished to a good condition and has a mix of wood flooring and concrete in the main office.

There is a small cupboard area, w.c and a kitchenette. There is a shared reception area which leads to a flat above.

Parking is available on street with the opportunity to discuss upon separate negotiation dedicated parking in the area within walking distance for £50 plus VAT per month.

394 sq ft (which includes 176 sq ft of reception area). Main office is 206 sq ft.

Rent: £500 per calendar month (to include electricity and water). Usage of heating to be monitored via a check meter.

Energy Performance Certificate: D - 85 - Full EPC report upon request.

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

Use: E Class (ideal for an office, art studio or storage)

Rateable Value: £5,200 (Folkestone and Hythe District Council (from 1st April 2023). Small Business Rates Relief may be eligible.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com

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

Tenure Leasehold

Postcode CT20 2DS

Viewings Strictly by appointment only -
Property Reference MOTIS_008225

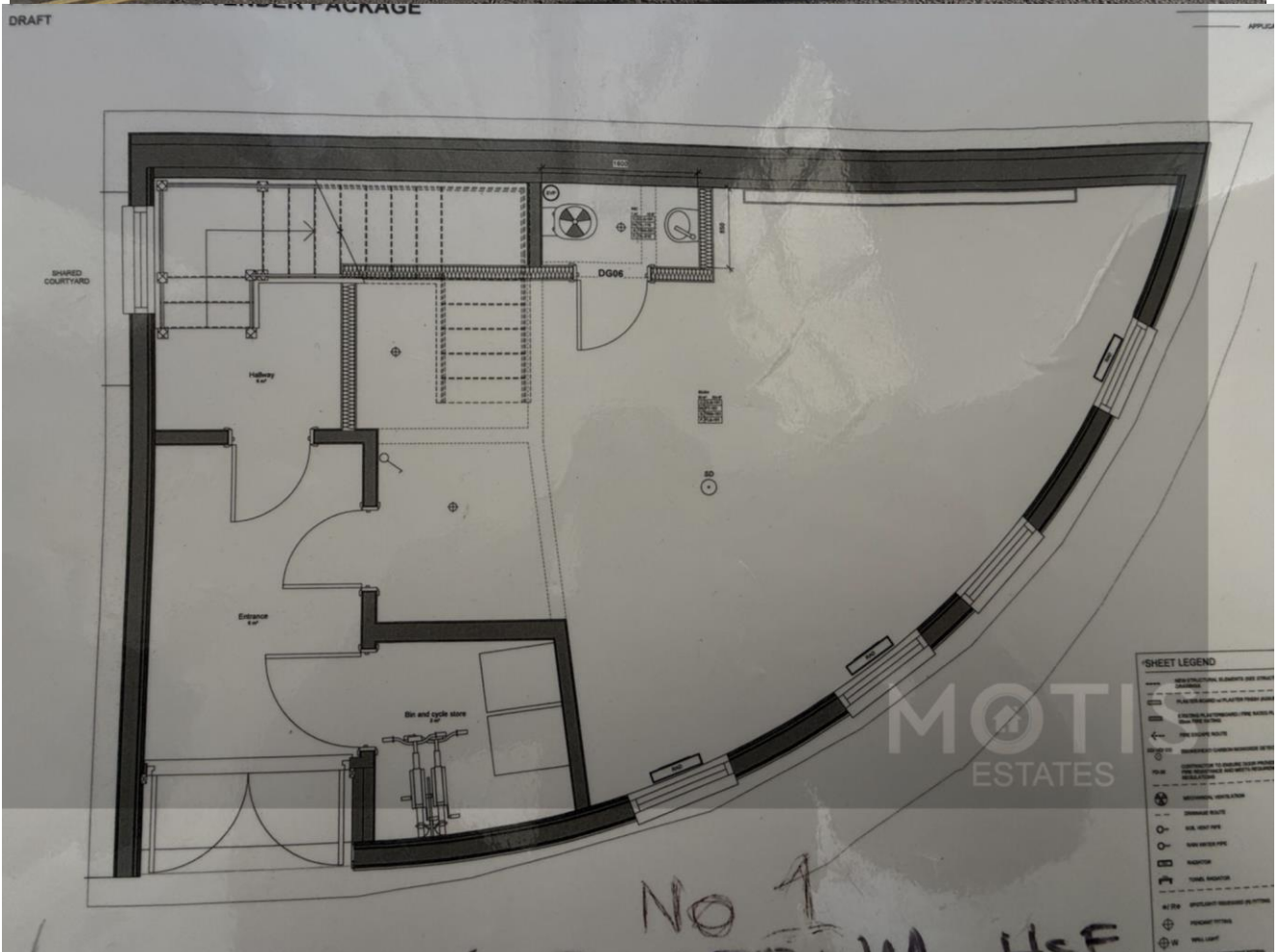
Opening Hours:

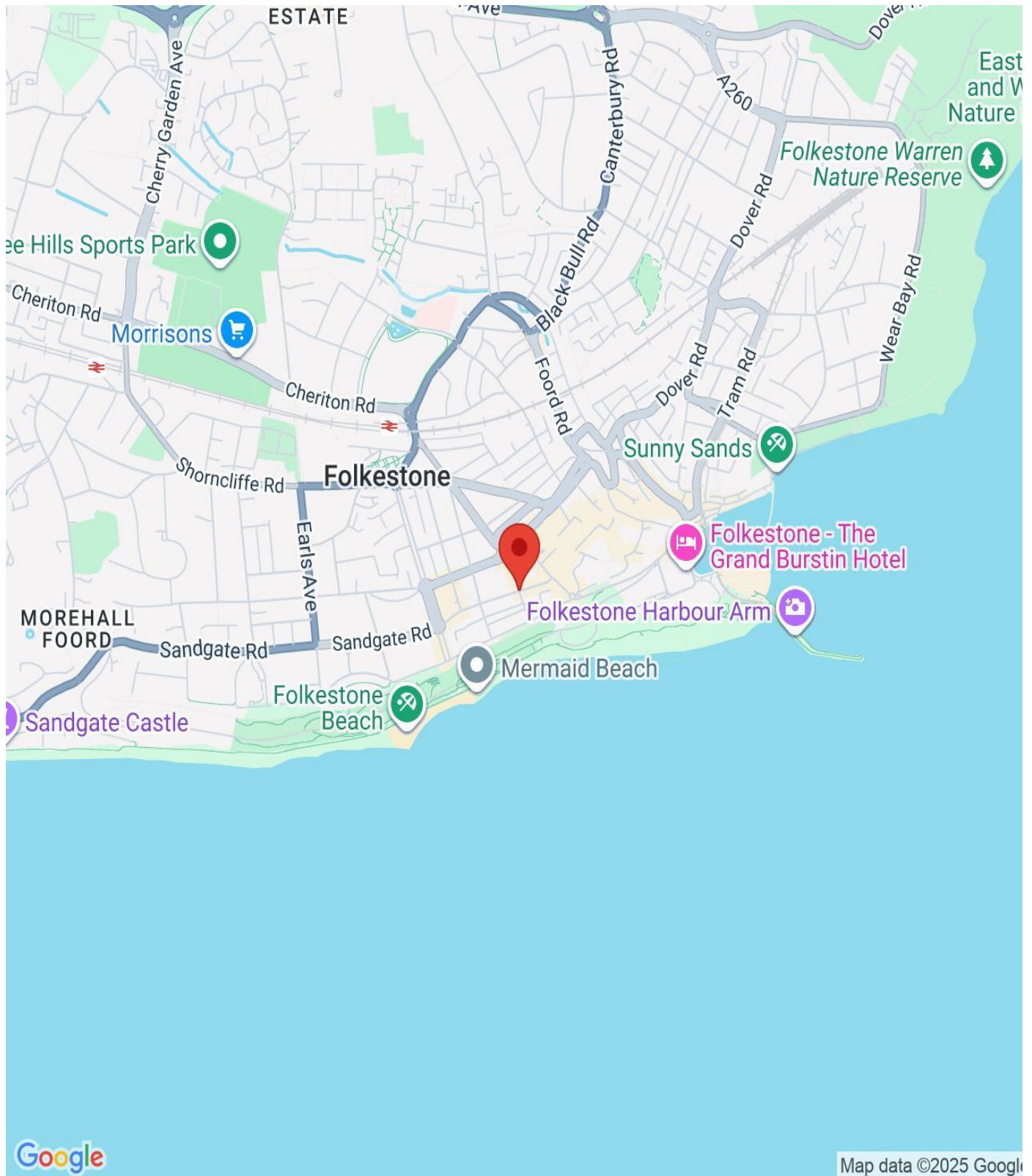
Monday - Friday 9.00 - 5.30

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.