



122A FOORD ROAD

£800 per month

Motis Estates Chartered Surveyors are proud to offer 403 sq ft offices on the edge of Town Centre. The property has recently been used as offices and benefits from an office/reception to the front, a separate meeting room and storage with a kitchenette/w.c to the rear.

All commercial properties are at www.motis-estates.com



Moving with Motis



122a Foord Road CT19 5AB

Busy Location , 2 Offices , Ample Storage , Good Frontage

Description

The property is located just off Foord Road in the East of Folkestone and provides space for a reception, office/consulting room with storage and a kitchenette/w.c on the ground floor of a 3 storey building. The property will be refurbished prior to occupation. Communications are excellent, including the high speed rail service to London St Pancras with a journey time of less than one hour. Dover cross Channel ferry services is a 15 minute drive east, the M25 is easily accessible via the M20.

The ground floor accommodation comprises of a good sized reception with a large amount of window frontage on a busy road, a separate office as well as storage with a small kitchenette at the rear. There is a separate w.c. The property benefits from gas central heating.

Gas, Electricity, water and drainage are connected;

A 1 or 2 Year Licence Agreement available.

An initial rent is sought of £800 pcm.

From a search of the Valuation Office Website we have identified that the Rateable Value is £2,650 from 1st April 2023.

EPC: 91 (D) valid until March 2032.

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@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.

Tenure Leasehold

Postcode CT19 5AB

Viewings Strictly by appointment only -
Property Reference MOTIS_005746

Opening Hours:

Monday - Friday 9.00 - 5.30

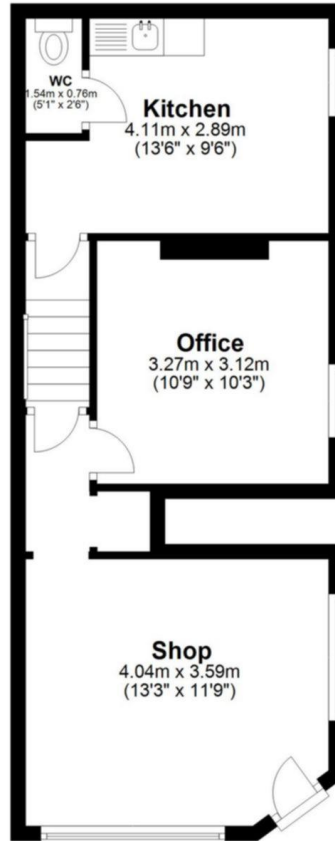
Saturday 9.00 - 3.00





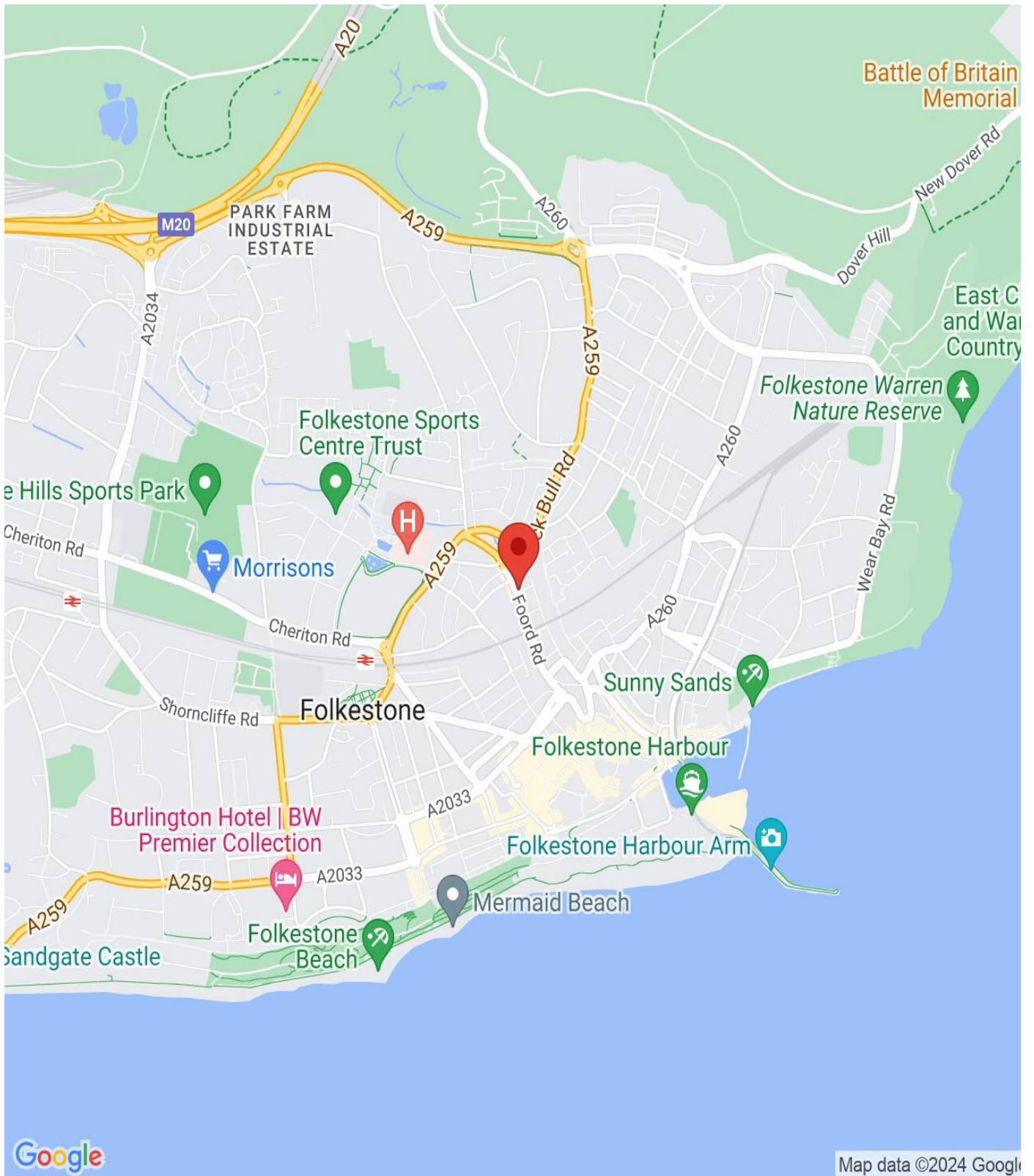
Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 41.5 sq. metres (446.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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