



6 WEST CLIFF GARDENS, FOLKESTONE, KENT CT20 1SP

£800 per month

Motis Estates Chartered Surveyors are proud to offer 938 sq ft offices within the Town Centre.

The offices have four rooms arranged over two floors and have an abundance of natural light.

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6 West Cliff Gardens, Folkestone, Kent CT20 1SP

TOWN CENTRE OFFICES , READY FOR OCCUPATION , TWO FLOORS OF OFFICE SPACE

Description

The property is prominently located within the heart of Folkestone Town Centre and provides office space with meeting rooms. Nearby occupiers include Burger King, Primark and Asda with the Bouverie Place Shopping Centre. 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 and Eurostar services to Paris, Brussels and Northern Europe from Ashford International rail station just 20 minutes' drive to the west.

The property is within a three storey end of terrace Victorian building in West Cliff Gardens, adjacent the main throughfare of Folkestone Town Centre in Sandgate Road. The accommodation, which is in very good decorative order, includes carpets and blinds where fitted, UPVC double glazing and a Gas Central Heating System, Door Entry and Security Systems and comprises (with approximate maximum measurements):-

Accommodation
Ground Floor

Reception / Offices 31.67 sqm
Rear Kitchen 6.78 sq m

First Floor Office 21.27 sq m

Office 12.82 sq m
Rear Office 14.58 sq m

Total 87.12 sq m (938 sq ft)

Electricity, water and drainage are connected; Meridian Norstar telephone system with up to 8 lines is available. Alarm system.

A new effectively FRI lease is available on terms to be agreed An initial rent is sought of £9,600 per annum payable monthly or quarterly in advance (NO VAT)

A service charge is payable to cover the shared amenities and general maintenance and upkeep of the building (Calculated on a 50% percentage basis and 30% of water charges).

Price on Application. The incoming tenant is to be responsible for landlord's reasonable legal costs incurred in the granting of a lease.

From a search of the Valuation Office Website we have identified Rateable Value - £10,500 from 1 April 2026. It is understood that there may be small business relief in respect of the rates payable and applicants should make their own enquiries of the local authority.

EPC: 108 (E)

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@motis-estates.com IMPORTANT NOTICE FROM MOTIS ESTATES

Tenure Leasehold

Postcode CT20 1SP

Viewings Strictly by appointment only -
Property Reference MOTIS_002882

Opening Hours:

Monday - Friday 9.00 - 5.30

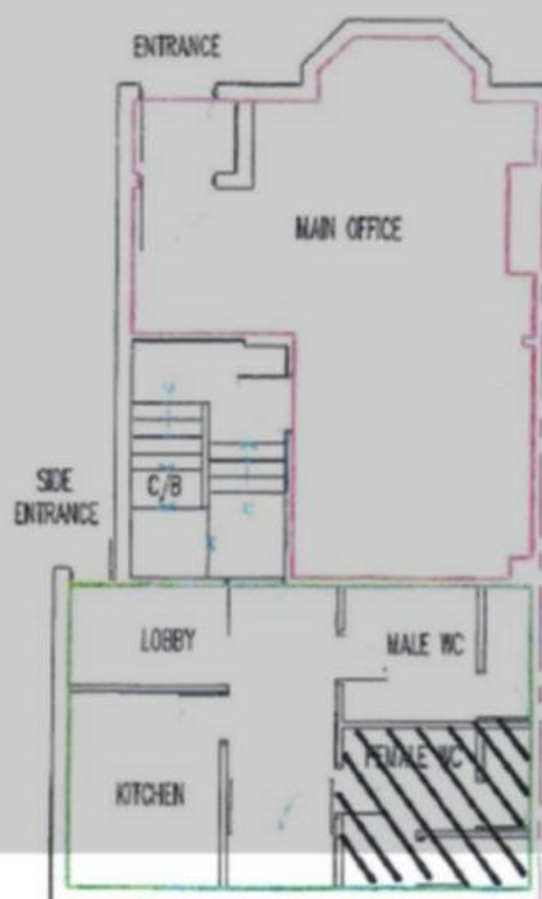
Saturday 9.00 - 3.00







WEST CLIFF GARDENS



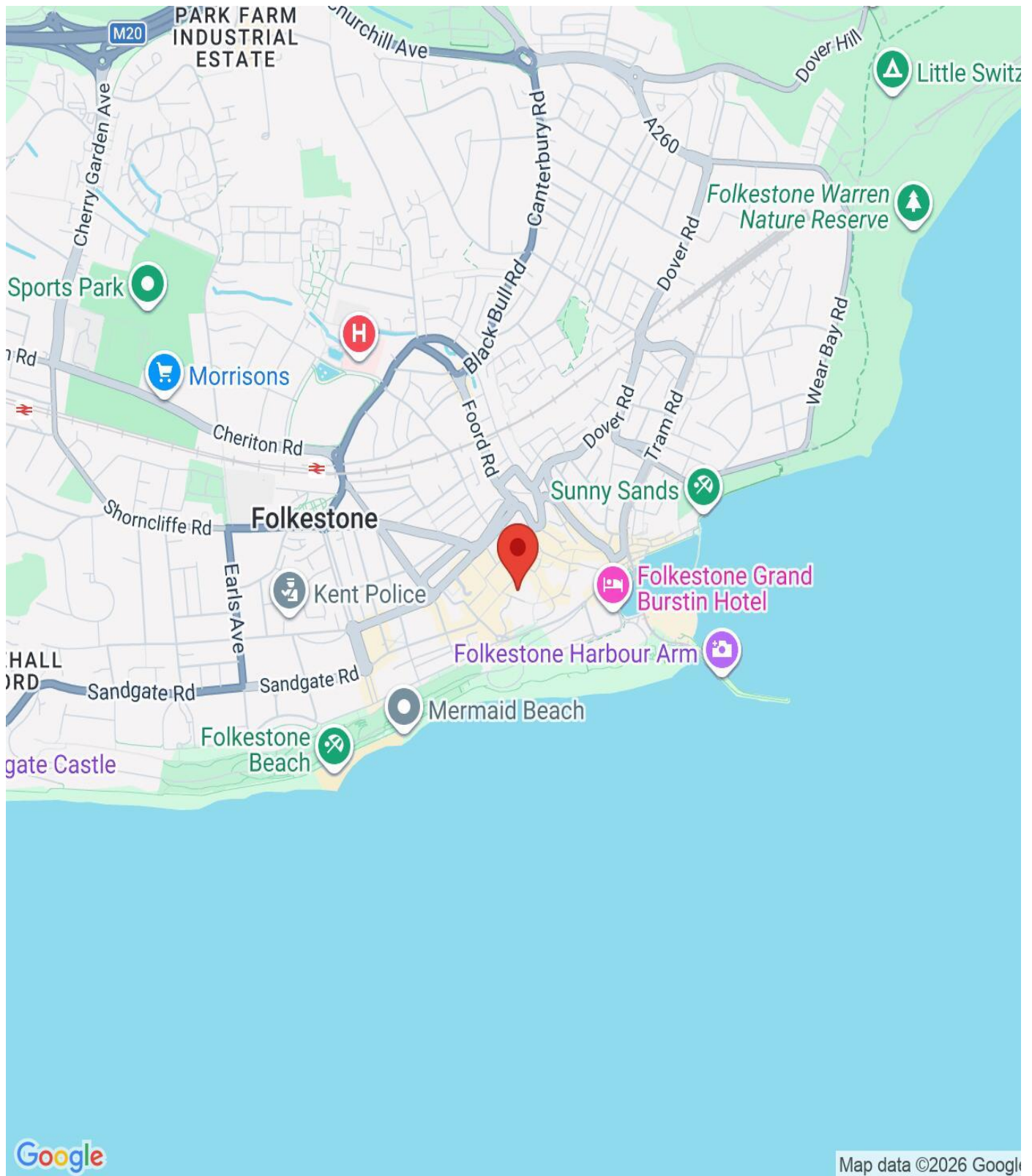
GROUND FLOOR PLAN

* Entrance to
second floor flat



FIRST FLOOR PLAN

MOTIS
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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.