



## 34 BOUVERIE SQUARE, FOLKESTONE, CT20 1BA

**£525 per month**

MOTIS ESTATES ARE OFFERING A PART FURNISHED  
GROUND FLOOR OFFICE IN THE HEART OF  
FOLKESTONE TOWN CENTRE.

CONTACT MOTIS ESTATES COMMERCIAL ESTATE  
AGENTS IN FOLKESTONE FOR FURTHER DETAILS.



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# 34 Bouverie Square Folkestone CT20 1BA

**Prominent Office, Partly Furnished, High Footfall ,  
Close to Bus Station**

## **Description**

Motis Estates are pleased to offer this fantastic commercial unit in the heart of Folkestone Town Centre in Bouverie Square adjacent the Bus Station. The partly furnished office extends to a net internal area of 441 sq ft. The property benefits from laminate flooring, LED lighting, a gas central heating system and UPVC double glazed windows. The property benefits from two separate offices, a kitchen area and w.c.

The premises are situated in a busy location in Bouverie Square which has a mix of offices and residential flats. 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.

All measurements are approx.

Sq m Sq Ft

Office 19.13 205

Office 16.25 174

Kitchen 3.46 37

Toilets 2.27 24

Total 40.9 441

We note from the Valuation Office Agency website that the premises have a Rateable Value of £6,900 and therefore underneath the threshold for small business rates relief of £12,500 RV.

All main services are connected to the property.

Full EPC recommendation report and certificate are available upon request. EPC to follow.

The property is available by way of a lease or a licence agreement at a rent of £525 per calendar month (no VAT). Deposit payable.

Service Charge and Buildings Insurance contribution payable. Viewing Strictly by appointment through these offices.

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

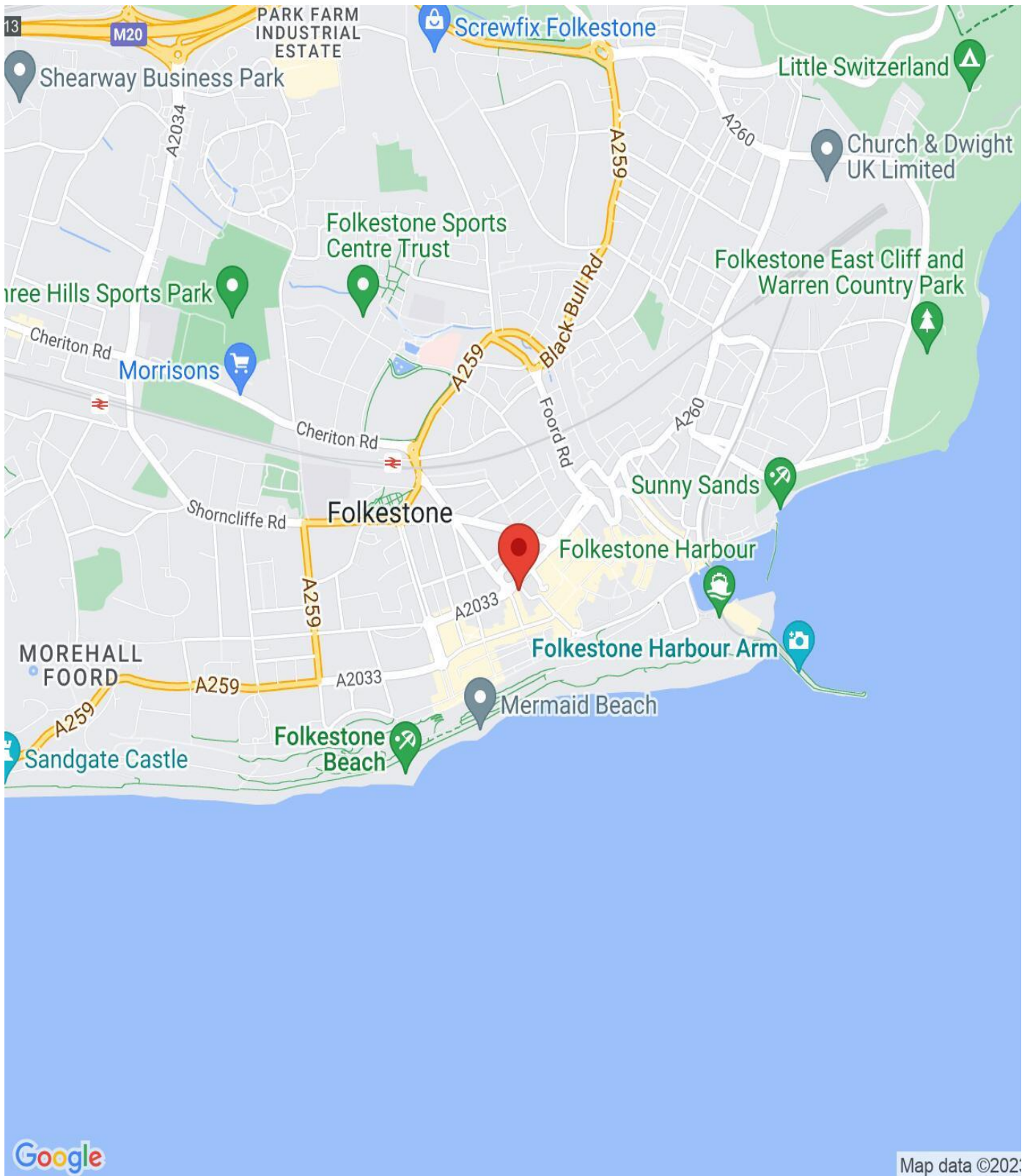
Please contact Motis Estates, Commercial Agents in Folkestone on 01303 212020 for further details.

**Postcode** CT20 1BA

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_005308







**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.