

TO LET - Rent Reduction

14 Sandgate Road, Folkestone CT20 1DP

smith
woolley
chartered surveyors

**Refurbished commercial premises
From 3,600 - 12,000 sq ft
Suitable for retail/welfare/offices users**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Situation

This property is located within the heart of Folkestone's main pedestrian shopping parade adjacent to Waterstones. Other national stores such as Primark, TK Maxx, New Look and Boots are all within close proximity to the property. Folkestone is a well-connected coastal Town that benefits from fast link train services into London St Pancras (less than an hour), the Channel Tunnel service to France and is less than 30 minutes' drive from the Port of Dover. Folkestone also boasts some exciting regeneration projects such as the popular Harbour Arm and the Creative Quarter.

Description

The property was until recently used as a Job Centre facility and has been refurbished to a good standard. The premises have a glazed frontage with recessed automatic doors leading into a large open plan area. This area has carpet, suspending ceilings, recessed lighting, air conditioning/heating. At the rear of the unit are a number of private meeting rooms, a staff kitchen, W.C. facilities and stores. There is access to a small rear loading area with a roller shutter door.

The premises are perfect for an office/call centre user or retail.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor		
Main open plan area:	1,001.05	10,775
Rear Services area: (Includes 3 meeting rooms, staff kitchen, coms room locker room & cleaners Store).	94.23	1,014
Loading Area	<u>27.52</u>	<u>296</u>
Total	1,123.25 sq m	12,085 sq ft

Business Rates

Rateable Value £130,000
UBR (2025/26) 55.5p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.

Energy Performance Certificate

Full EPC recommendation report and certificate available upon request. The property has a current energy efficient rating of 25 (Band A).

Services

We understand mains drainage, water and electricity are connected to the premises.

Terms

The premises are available to rent on a new FRI lease at an annual rent of **£120,000 per annum (plus VAT)**. Length of lease is negotiable. Deposit payable.

The premises may also be split as follows or any other viable configuration:-

Unit	Size		Rent
Unit A	341 sq m	3,670 sq ft	£44,000
Unit B	540 sq m	5,812 sq ft	£58,000
Unit C	376 sq m	4,047 sq ft	£35,000

Legal Costs

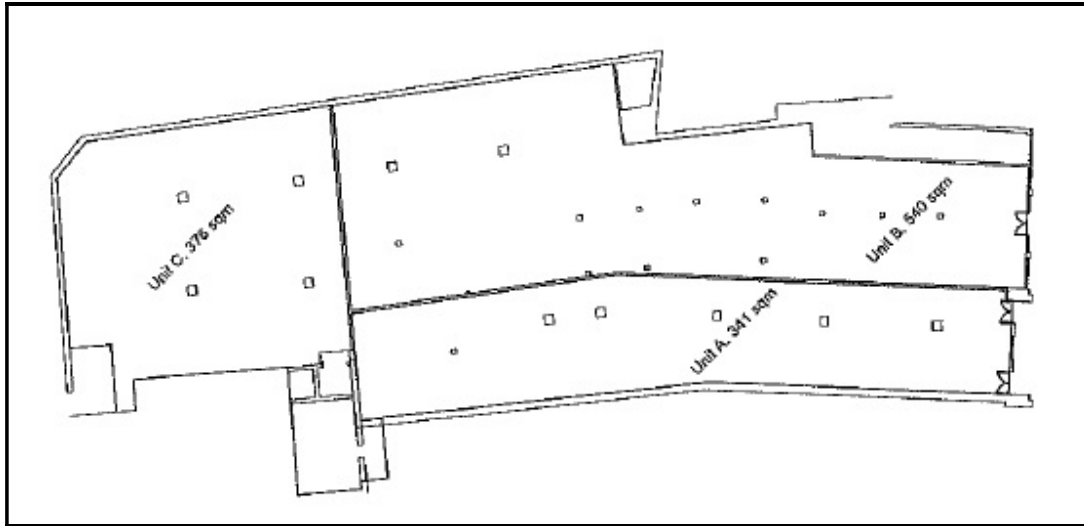
Each party to pay their own legal costs.

Viewings

Strictly by appointment through these offices.

For Further Information Contact:

Siobhan Wood	Hugo Hammond
siobhan.wood@smithwoolley.com	hhammond@ellis-partners.co.uk
01233 640800	01202 551821



Floor plan showing possible split options



Entrance



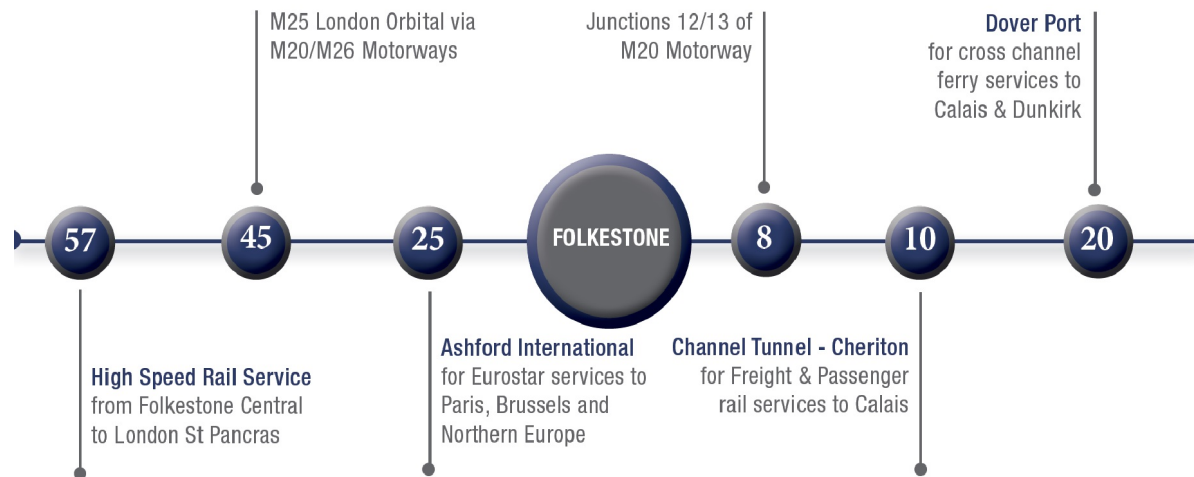
Loading Area



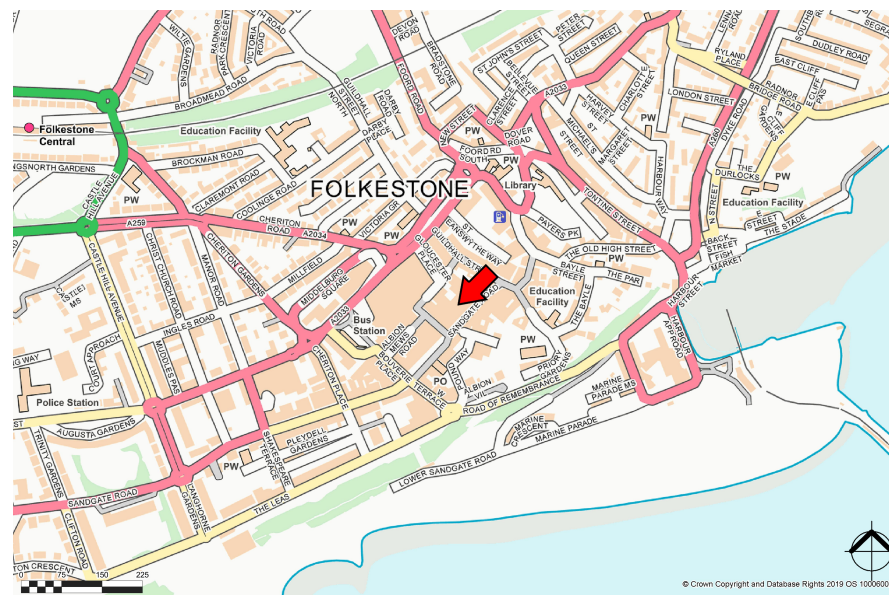
Kitchen



Open Plan Area



**VACANT POSSESSION UPON COMPLETION
SUBJECT TO CONTRACT**



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

2411/April 2025