

BOUVERIE HOUSE

Middelburg Square | Folkestone | Kent CT20 1AZ

FOR SALE FREEHOLD
OFFICE BUILDING



FREEHOLD
FOR SALE



POTENTIAL FOR
RESIDENTIAL
CONVERSION



CENTRAL
FOLKESTONE
LOCATION



PASSENGER
LIFTS



ON SITE CAR
PARKING



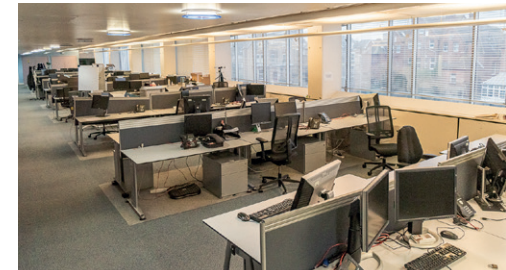
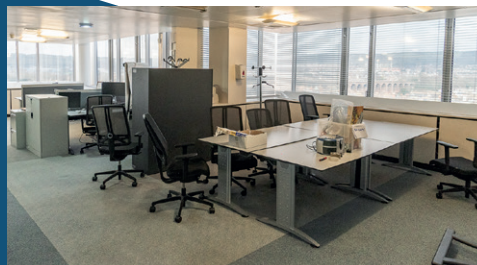
AIR
CONDITIONING



DESCRIPTION

Bouverie House is a landmark high rise office building offering far reaching panoramic views across the English Channel and the North Downs situated in the centre of Folkestone within close proximity to The Leas and Folkestone Harbour. There is secure on-site car parking for 40 cars plus the adjoining NCP car parking offers excellent parking in the area.

The property would be suitable for conversion to residential flats under Permitted Development or alternative uses subject of course to obtaining the necessary consents.





ACCOMMODATION

The property comprises a high rise 7 storey office block with glazed elevations over the brick footings and 2 brick stairwells at either end with a canopy out the front of the building to Middelburg Square.

Externally there are approximately 40 parking spaces and a pedestrian subway linking beneath the main road. The property appears to have been constructed in approximately the 1980's. Internally the property opens to a main lobby/reception where 3 lifts face reception desk and the main stairwell. To the rear of reception is WC's and stores.

At the rear of the building is the kitchen and canteen area which is open plan plus a lecture room and a training room beyond. The upper floors are primarily open plan but with some partitioned offices creating break out areas and meeting rooms. The top floor is partitioned into smaller office suites for meeting rooms and MD office with panoramic views to the English Channel and North Downs.

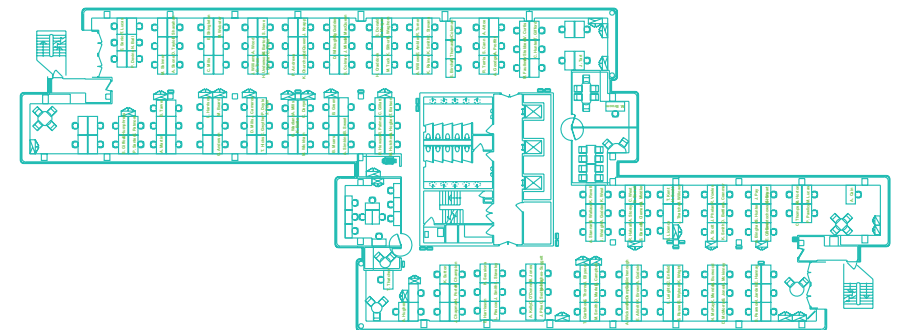
SERVICES

- Mains Gas
- Mains Drainage
- Air Conditioning
- Fibre Broadband
- Passenger Lifts
- Suspended Ceilings
- Raised Floors
- Male & Female WC's
- Impressive Reception

The total Net Internal Areas are as follows;

	sq m	sq ft
Ground Floor	962.55	10,361
First Floor	956.25	10,293
Second Floor	956.25	10,293
Third Floor	956.25	10,293
Fourth Floor	956.25	10,293
Fifth Floor	956.25	10,293
Sixth Floor	956.25	10,293
Total NIA	6,700.05	72,119
Total GIA	7,852.60	84,525

In addition there are external plan areas housing a back up generator 40 secure on site car parking spaces.



Typical Upper Floor

LOCATION

Located close to the centre of Folkestone on the edge of the retail area to its north on Middelburg Square which holds this office and a multi storey car park and is directly opposite the bus station. The road surrounding is part of the one way network in the area and is well connected to the town centre amenities as well as the routes out of Folkestone to the M20. Folkestone itself is situated on junctions 12 and 13 of the M20 motorway giving excellent connectivity to the Port of Dover, Ashford International Station and London. Folkestone station provides regular High Speed services to London St Pancras via Ashford International in 54 minutes. The location is of course ideal for access into mainland Europe with the Channel Tunnel and Port of Dover giving access to Calais plus Ashford International where Eurostar provide services to Paris and other areas of Northern Europe.

TERMS

Freehold with Vacant Possession.

There is rental income from antenna on the roof, current rent is £750 per annum. In accordance with Money Laundering Regulations, we are required to obtain proof of identification for purchasers.

RATEABLE VALUE

RV £480,000 @ 51.2p in the £
Rates payable £245,760 for the year 2020/21.

PRICE

Upon Application.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

LEGAL COSTS

Each side to bear its own legal and professional costs.

EPC

Rating of E.



London St Pancras Intl. (via Ashford)	mins
Paris	101
	155



	miles	mins
EuroTunnel	5	16
Dover	8	17
London Gatwick	72	73
Central London	75	105



This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. December 2020.



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VIEWING/ENQUIRIES

Strictly by prior appointment
through the Surveyors.