



Substantial Commercial Premises To Let

LOCATION

Folkestone is a coastal town and port in the district of Folkestone and Hythe, Kent, with an approximate population of 47,000 people (Census 2021). The town lies approximately 8 miles west of Dover, 16 miles south of Canterbury, and 70 miles south-east of Central London.

Folkestone was named the best place to live in southeast England by *The Times* in 2024, and is considered one of the South East's most dynamic coastal towns, celebrated for its creativity, regeneration, and cultural energy.

Folkestone benefits from excellent transport links, with the M20 motorway under ten minutes away, providing direct access to the national road network and Junction 13. Folkestone Central railway station provides regular services to London St Pancras in under an hour, as well as connections to Ashford, Dover, and Ramsgate. Also in close proximity to Folca is the Eurotunnel LeShuttle, offering access to France in approximately 35 minutes.

Retailing in Folkestone is focused around the pedestrianised section of Sandgate Road and Bouverie Place Shopping Centre, which houses a number of national multiple retailers including **Primark**, **Sports Direct**, **TK Maxx** and **Asda**. The historic Creative Quarter, centred around the Old High Street and Tontine Street is home to an eclectic mix of independent retailers, cafés, and galleries.



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FOLKESTONE: A TOWN ON THE RISE

Folkestone is undergoing a significant period of transformation, driven by substantial investment aimed at revitalising the town centre and reinforcing its position as a leading South East coastal destination. Tourist attractions include the Lower Leas Coastal Park, and the Harbour Arm, a unique space only 15 minutes walk from Folca 2 that hosts seasonal events and has over 70 independent traders.

BACKING THE TRANSFORMATION

Folkestone town centre is undergoing a £22 million part government funded regeneration project which supports a range of strategic improvements, including:

- Public realm enhancements across the town centre.
- Improvements to accessibility and the overall town centre environment.
- Upgrades to public spaces to support increased footfall and visitor engagement.
- Measures to encourage inward investment and support local businesses.

This funding forms part of a wider, long-term vision to reposition Folkestone as a vibrant, commercially attractive and sustainable destination. This coordinated programme of regeneration is delivering meaningful improvements to the public realm and overall visitor experience. These works are focused on creating a more attractive, accessible and commercially vibrant environment for occupiers, residents and visitors alike.

Key areas within the town centre, including Bouverie Square and Sandgate Road, are benefiting from enhancement works designed to increase footfall, extend dwell time and support a stronger mix of retail and leisure occupiers.





TOURIST ATTRACTIONS

With the help of a £20 million levelling up fund, Folkestone has transformed into a vibrant coastal destination where sea views, cultural attractions, and outdoor adventure come together. [Extraordinary experiences start here](#)

Folkestone Harbour Arm

Once a working pier, the Harbour Arm is one of Folkestone's most exciting attractions – a re-imagined waterfront lined with food stalls, bars, live music, and sweeping coastline views. The Harbour Arm, originally a ferry terminal, now re-imagined as a promenade has become a major coastal attraction. The unique space – which is only a 15 minute walk from Folca 2 – hosts seasonal events and attracts thousands of visitors every year.

The Creative Quarter

Just steps from the seafront, Folkestone's Creative Quarter is a colourful maze of studio spaces, indie shops, galleries, and cafés – an authentic hub of artistic energy. Visitors can wander winding streets, meet local makers, discover original artworks, and enjoy a district that has helped position Folkestone as a leading centre of creativity and culture. For details go to: [Creative Quarter](#)

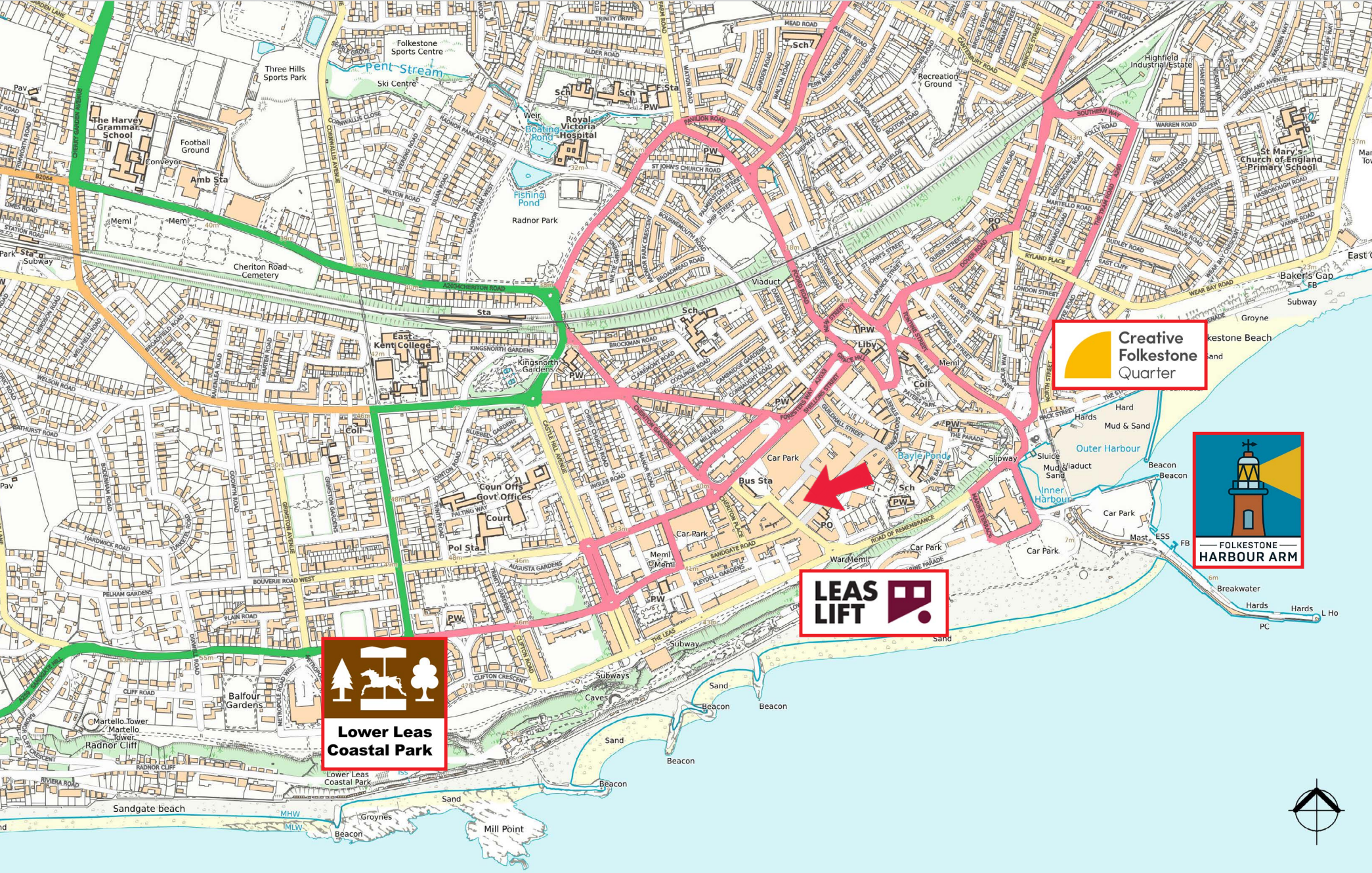
Lower Leas Coastal Park

The Lower Leas Coastal Park is a popular seafront green space with gardens, play zones, and coastal trails, attracting thousands of visitors monthly. The park has the South East's largest free adventure playground which is benefitting from a £750,000 major refurbishment.

Leas Lift

The Leas Lift, a historic Victorian funicular, is being restored through a £6.6 million project to provide step-free access from clifftop to beach, due to complete in late summer 2026.

ATTRACTIONS OF FOLKESTONE







SITUATION

Folca 2 occupies a prime position in the heart of Folkestone town centre, bounded by Bouverie Square, Albion Mews Road, and Sandgate Road. The property is within easy reach of the Creative Quarter, Folkestone Harbour, and the town's main shopping streets. The subject property is a short walking distance from Bouverie Place Car Park (530 spaces) and Payers Park Car Park (over 100 spaces).

ACCOMMODATION

The building comprises a substantial multi-storey property constructed during the early to mid-20th century, incorporating a blend of Edwardian and Art Deco architectural features. The upper floors are proposed to be repurposed as a modern medical centre, providing enhanced healthcare facilities for over 23,000 patients.

Various split options are available upon request and handover condition/ rent free periods are to be negotiated. The building is to meet an EPC rating of A offering great energy efficiency measures.

The ground floor and basement provide the following approximate areas:

Frontage	36.57 m	120 ft
Max Depth	37.79 m	124 ft
Ground Floor	1,600 sq m	17,220 sq ft
Basement Stores	1,068 sq m	11,500 sq ft
Total	2,668 sq m	28,720 sq ft

The property has rear servicing through a large rear yard, accessed via Albion Mews Road.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



RATING ASSESSMENT

To be assessed.

TERMS

The ground floor and basement are available by way of a new effectively full repairing and insuring lease. **Rent on application.**

Consideration will be given to letting in parts, with terms to be agreed.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.



LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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07770 935263

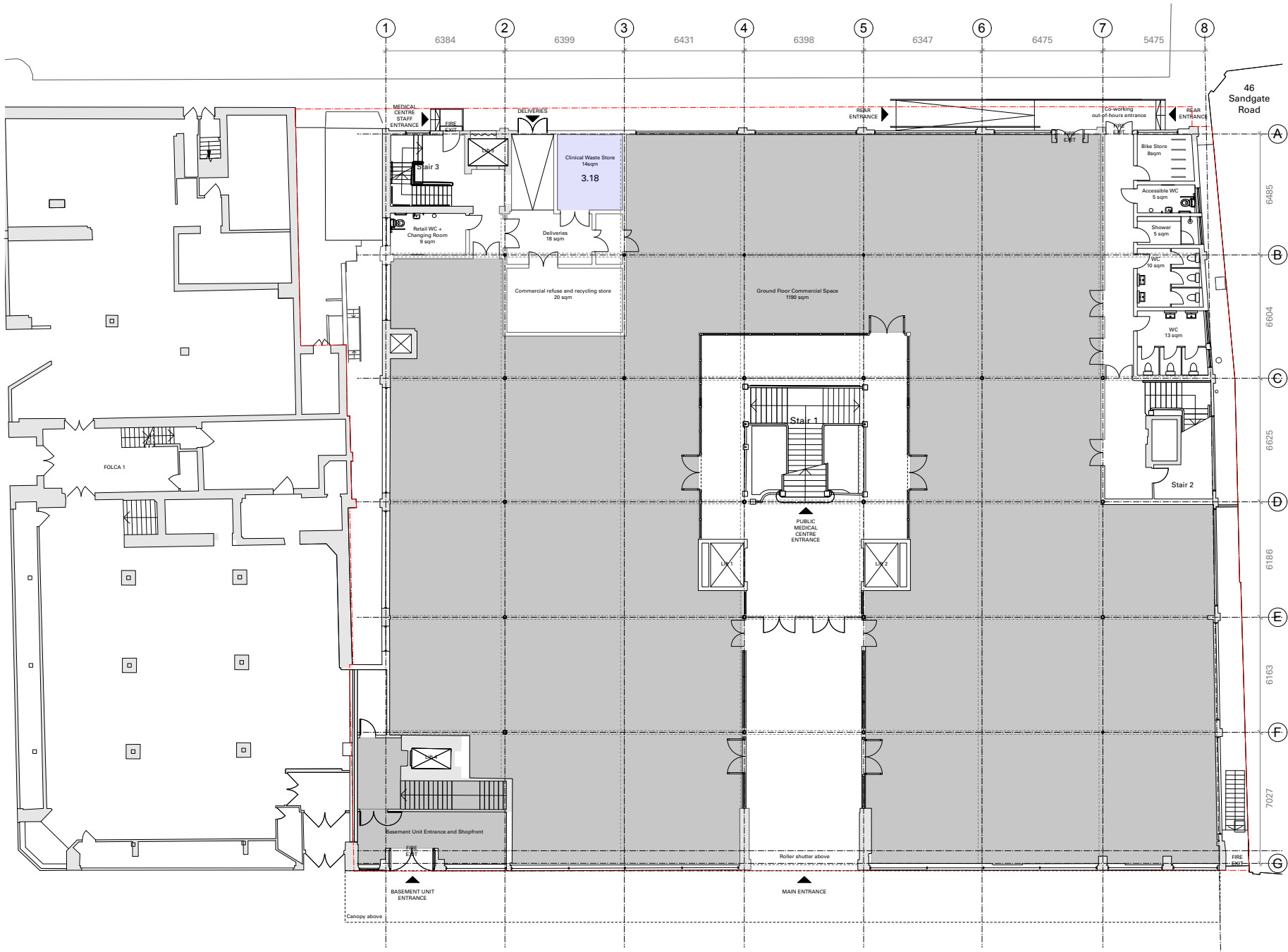
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Subject to Contract and Exclusive of VAT

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PROPOSED GROUND FLOOR PLAN



GENERAL NOTES

- All information is preliminary and subject to detailed review.
- This study is based on information provided by others and base information may have to be verified, for example through a full site survey.
- Constraints requiring further investigation may include Local Authority planning issues, Common Law issues such as rights of light and rights of way, structural constraints and Building Regulations requirements.
- Further feasibility investigations would be required to investigate all practical development constraints and opportunities.

Commercial Areas

Ground Floor Commercial Space	1190 sqm
Basement Commercial Space	880 sqm

Note: Areas are approximate only and will require verification during the next stage.

KEY

- GP Surgery
- Commercial Areas

NOTE:

- ALL AREAS ARE APPROXIMATE ONLY AND BASED ON INFORMATION PROVIDED BY OTHERS
- ALL AREAS ARE GIA (EXCEPT SOME ESTIMATED AREAS OF BASEMENT PLANT AND UNSURVEYED AREAS)
- ALL AREAS IN SQM AND TO THE NEAREST SQM

SCALE

0 1.5m 3.0m 4.5m 6.0m

Rev /	18.07.25	Stage 2 Issue
Rev A	12.09.25	Stage 2 Update
Rev B	24.04.26	Stage 2 Medical Update
Rev C	12.06.26	Client Issue

ISSUES

NOTES

These drawings are not for construction purposes. Do not scale off drawings.

Project: Folca 2 - Phase 2

Title: Proposed GF Plan

Dwg No: 216-11-002

Rev: /

Scale: 1:100 @ A1

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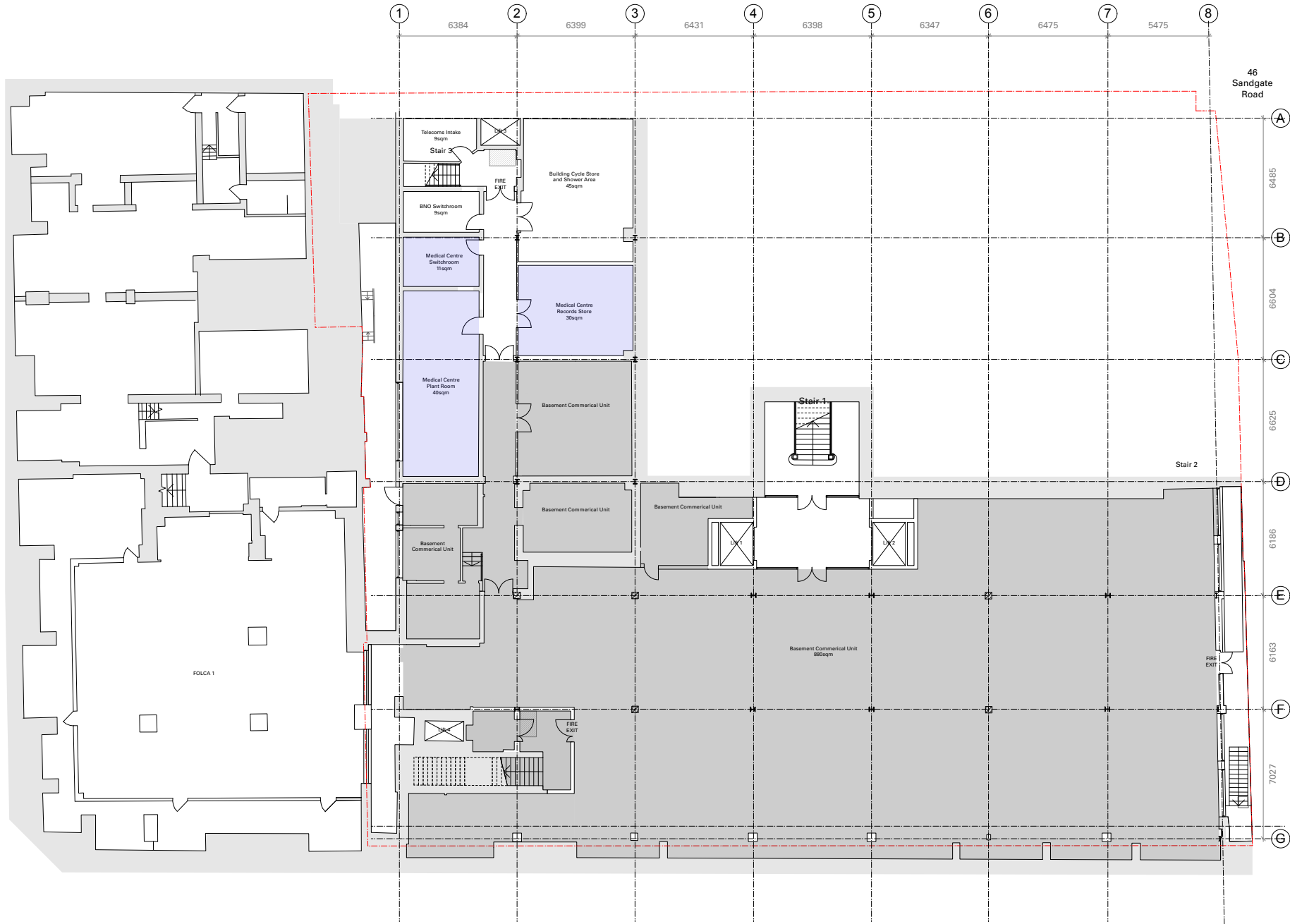
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PROPOSED BASEMENT PLAN



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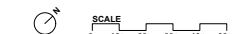
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--- Boundary line



Rev I	18.07.25	Stage 2 Issue
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ISSUES

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Project:	Folca 2 - Phase 2
Title:	Proposed Basement Plan
Dwg No:	216-11-001
Rev:	C
Scale:	1:100 @ A1

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