

# TO LET

**Offices**  
**Flexible Terms**

smith  
woolley  
chartered surveyors

**CHANNEL BUSINESS CENTRE  
INGLES MANOR, CASTLE HILL AVENUE  
FOLKESTONE, KENT CT20 2RD**



- Fully managed reception
- Meeting room facilities
- Park setting overlooking gardens
- Free refreshments
- Free parking
- High speed broadband
- Easy access from M20 motorway
- 5 minute walk to train station & town centre

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

## Location

Channel Business Centre is situated just off Castle Hill Avenue, close to Shepway District Council, Folkestone town centre and Folkestone Central railway station with a journey time to London of under an hour.

## Offices

- 172 sq ft office on 1<sup>st</sup> floor
- Free parking
- Six monthly terms

## Rent

The rents are exclusive of business rates and electricity.  
Full details on application.

## Energy Performance Certificate

No EPC required as the property is Listed

## For Further Information Contact:

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**SUBJECT TO CONTRACT**



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

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