

Assurance House, 11 High Street, Margate, Kent, CT9 1DL

Rent per annum: £10,000

- Prime Location
- Easy Access and Parking
- Generous Light
- Flexible Layout

 [commercial@oakwoodhomes.biz](mailto:commercial@oakwoodhomes.biz)

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### The Property

Office Space To Let - Lower Margate High Street

We are delighted to present this purpose-built office space located on the first floor of a purpose-built commercial building in the heart of Lower Margate High Street, Kent. With its own dedicated entrance, this three-office space offers a prime location that combines convenience, accessibility, and a vibrant business environment. A one to three year lease to be offered.

### Location

Situated on the lower section of Margate High Street, this office space benefits from high footfall and excellent visibility. It is surrounded by a variety of local amenities, including shops, cafes, restaurants, and the picturesque seafront.

Margate benefits from excellent transportation links, making it easily accessible for both local and international travel. The town has its own railway station, providing direct HS1 connections to London and other major cities. The nearby A28 and A299 road networks ensure convenient access to neighboring towns and cities, including Canterbury and Dover.

Ample parking options available close by.

Entrance from High Street with stairs to:

Landing/waiting area 12'2" (3.71m) x 6'2" (1.88m) with double doors leading to:-

Large central office / reception 18' (5.49m) x 14'6" (4.42m) with windows to two sides

Office 2 14'8" (4.47m) x 12'1" (3.68m) with natural light from two sides

Office 3 13'3" (4.04m) x 7'9" (2.36m) large windows and built-in cupboards

Kitchen area 9'6" (2.90m) x 5'9" (1.75m) with worktops and under counter cupboards and built-in cupboards

Separate male and female WC's


EPC - TBC

Rateable Value - £6,000 - Current multiplier 49.9p

### Key Features

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Agent's Note: None of the appliances or services have been tested and prospective tenants should satisfy themselves as to their condition. LET0004115

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