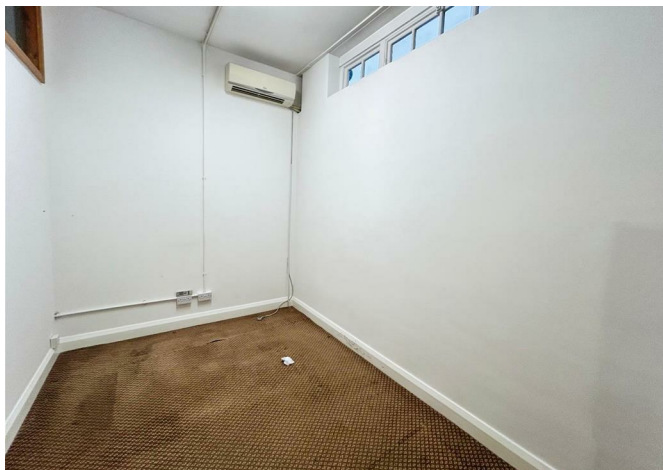




**1ST Floor, 149-151 Mortimer Street, Herne Bay, CT6 5DX**  
**£17,000 Per month**





## 1ST Floor, 149-151 Mortimer Street, Herne Bay, CT6 5DX £17,000 Per month

Prime Commercial Opportunity – Ideal for a Coworking Space or Growing Business

This fantastic commercial property on Mortimer Street, Herne Bay, presents a unique opportunity for an ambitious entrepreneur or business looking to establish a dynamic coworking space or lease to multiple businesses. With six well-sized offices, this unit offers the perfect foundation for a flexible workspace, accommodating individual professionals and teams alike. Additionally, the property includes three large storage rooms, providing ample space for equipment, inventory, or shared office supplies. A fully-equipped kitchen area and separate male and female toilets ensure comfort and convenience for all occupants. The lease allows for subletting, giving you the opportunity to create a thriving coworking hub or rent office spaces to multiple businesses, generating additional revenue.



## Description

### Additional Information

- Total Floor Area 97.92 (sqmt)
- Total Rateable Value £8878
- EPC Rating: Being Reviewed
- Lease Terms: To be negotiated
- Rent: £20,000 per annum
- Deposit 3 Months Rent £5000
- Commercial Reference Fee: £300 (payable by tenant)
- Available now! Enquire today to secure this exciting opportunity.

### EPC Rating Being Reviewed

This has been commissioned and ordered

### Location

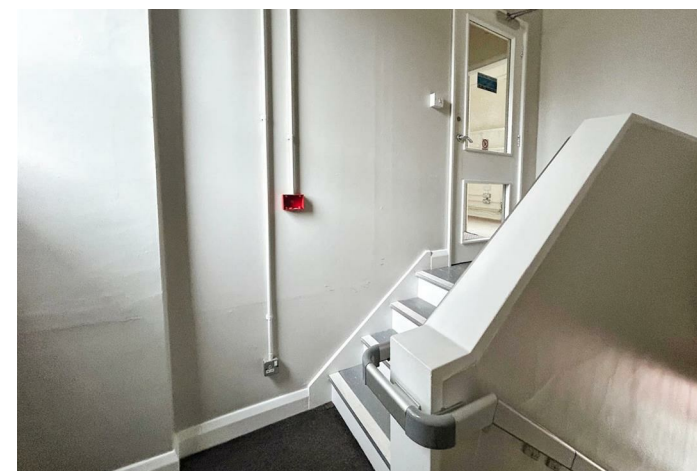
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

### Agents Notes:

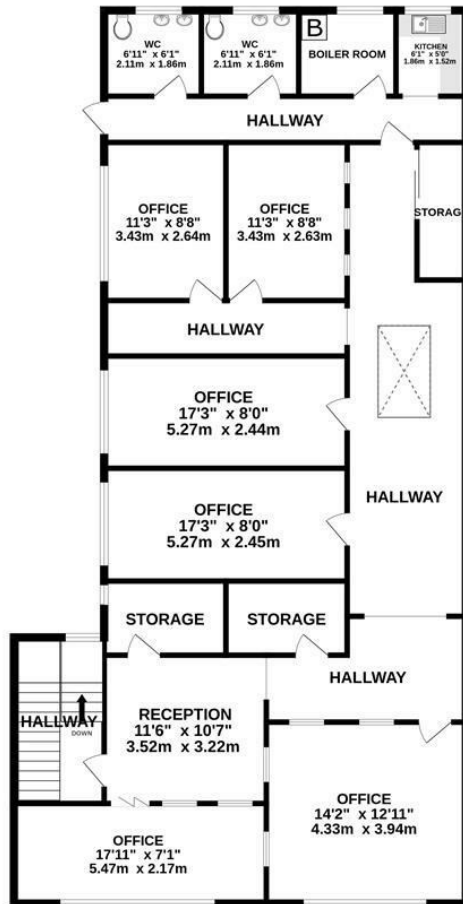
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

### Please Note

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

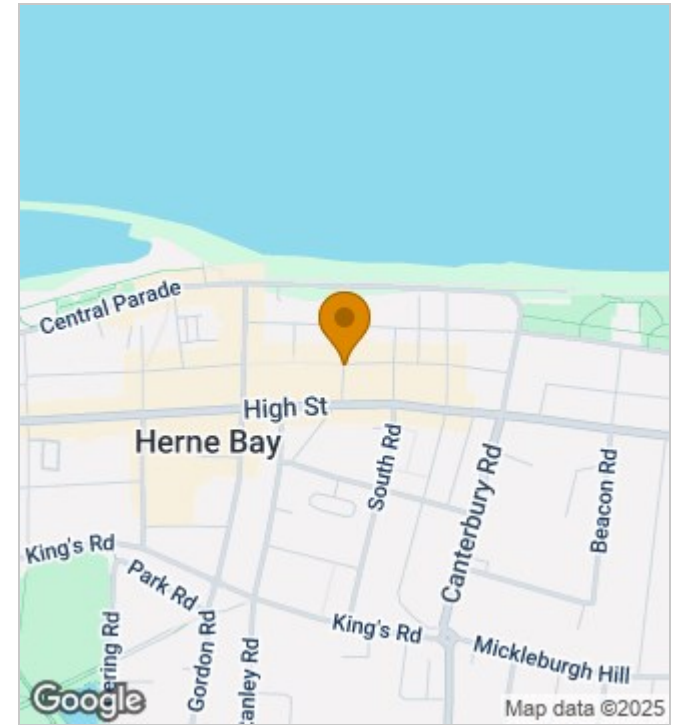


GROUND FLOOR  
1759 sq.ft. (163.4 sq.m.) approx.



TOTAL FLOOR AREA: 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Tel: 01227 949291 | Email: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[www.zesthomes.uk](http://www.zesthomes.uk)

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