



**TO LET**  
**OFFICE SUITE**

**15 DOVER STREET, CANTERBURY**



# 15 Dover Street Canterbury Kent CT1 3HD

## Office Suites To Let in Attractive Period Building

### TO LET

22.2 – 50.5 m<sup>2</sup> (239 – 544 sq ft)

- **Attractive Period Building**
- **Allocated Car Parking Available by Separate Negotiation**
- **24/7 Access**
- **Walking Distance to High Street and Canterbury Railway Stations**
- **Easy-In Easy-Out Terms Available**

**Viewings strictly by appointment via sole agents:**

**William Giles or  
William Hinckley  
01227 763663**



### LOCATION

The property is situated on Dover Street, just to the south of Upper Bridge Street containing a mixture of office, retail, leisure, and residential uses.

It is situated close to Canterbury city-centre and within a short walking distance of Canterbury East Station, Canterbury West Station and the Central Bus Station.

### DESCRIPTION

The available property comprises two office suites on the first-floor of this attractive period building. The office shares use of a communal kitchen and toilet facilities on the ground floor and has the following features:

- Electric Heating
- Modern Lighting
- Carpeting

### ACCOMMODATION

The property has the following availability (NIA):

Floor	Accommodation	m <sup>2</sup>	sq ft	Rent pcm
First	Suite 3	28.3	305	£625
First	Suite 4	14.5	156	£320

### CAR PARKING

The office also benefits from a private car park directly behind the building. Spaces are available by separate negotiation. Further details are available from the agents.

### TERMS

The suites are available to let either separately or together by way of a new Tenancy at Will Agreement or Internal Repairing and Insuring Lease for a term to be agreed.

### RENT

The above rents are inclusive heating, lighting and cleaning of the communal areas and buildings insurance. Electricity is recharged separately.

### USE

The property is suitable for a variety of commercial uses (under Class E – Commercial, Business & Service) of the Use Classes Order.

### DEPOSIT

A deposit equivalent to 6 weeks' rent will be held by the landlord for the duration of the term.

### BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Floor	Accommodation	Rateable Value
First	Suite 3 – Offices and Premises	£6,100
First	Suite 4 – Offices and Premises	£3,850

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

### EPC

Awaiting assessment.



### LEGAL COSTS

The Landlord's agent charges a Tenancy Administration fee of £120 plus VAT for preparing each Tenancy at Will, which will be collected from each occupier prior to occupation.

### VAT/FINANCE ACT 1989

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

### VIEWINGS

Strictly by appointment through Sole Agents:

### BTF



William Giles  
William Hinckley  
**01227 763663**

Details amended June 2025



Suite 3



Suite 4



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