



TO LET
AIR-CONDITIONED OFFICE SUITES

ST ANDREWS HOUSE, CANTERBURY

St Andrews House Station Road East Canterbury CT1 2RB

Newly Refurbished Office Suites in Prominent Location

TO LET

63.9 – 282 m² (688 – 3,035 sq ft) approx.

- Air Conditioning
- Passenger Lift
- Suspended Ceilings
- Modern LED Lighting
- Secure Allocated Parking
- Cathedral Views

Viewings strictly by appointment
via sole agents:

Will Giles or
William Hinckley
01227 763663



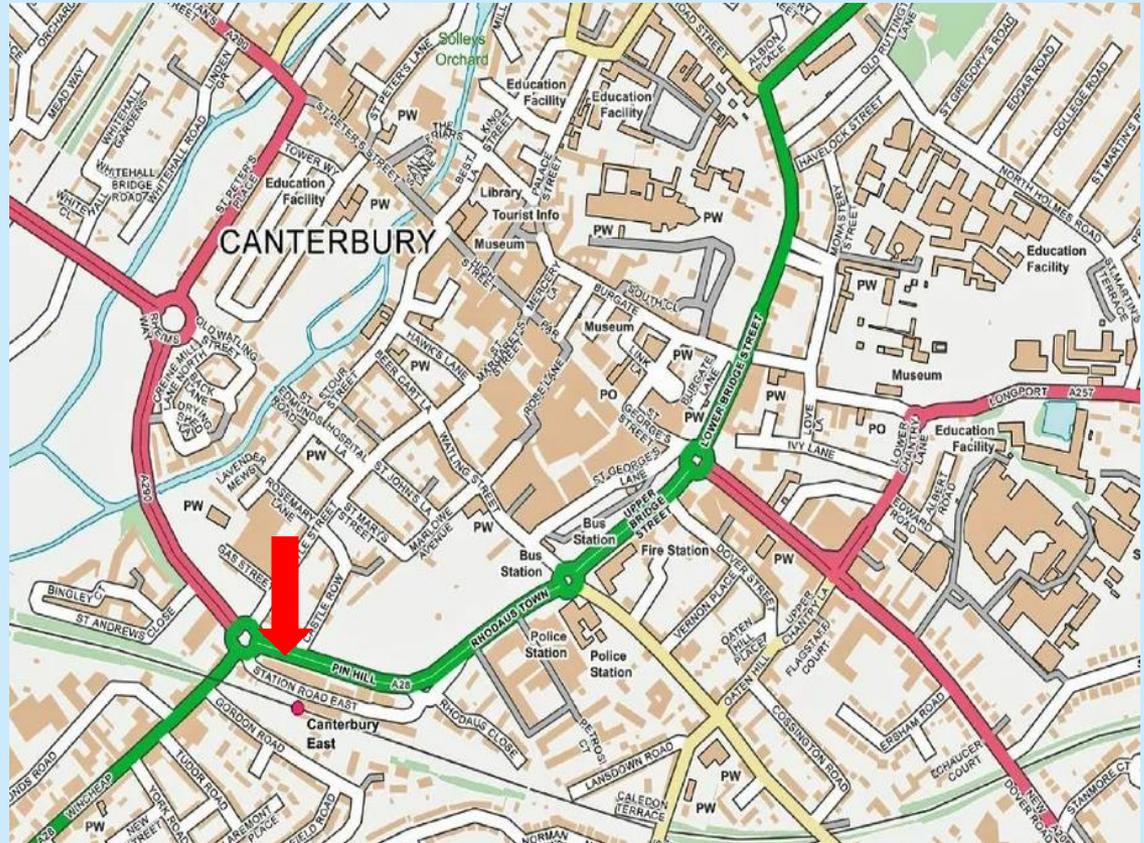
LOCATION

Canterbury is around 60 miles southeast of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

St Andrew's House is a prominent landmark office building positioned adjacent to the Wincheap roundabout at the junction of the main inner ring road connecting the A28 Canterbury to Ashford Road with the A2.

The property is conveniently located, just 50 yards from Canterbury East station and with the City centre short walk away via the Dane John Gardens.



FIRST FLOOR - WEST

DESCRIPTION

The available property comprises a large open plan first-floor office suite within this modern office building which is undergoing refurbishment and will benefit from the following features:

- Air Conditioning
- Passenger Lift
- Suspended ceilings with integral LED Lighting
- Raised Access Floors
- Carpet tiles
- Kitchenette
- Telephone Entry System
- Secure allocated basement car park

ACCOMMODATION

The suite has the following floor area:

Floor	Description	Area m ²	Area sq ft
First	Office	107.9	1,161

RENT

Our clients are seeking a rent of £23,000 per annum, which is exclusive of service charge, broadband charges, business rates, electricity costs and VAT (if applicable).

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

TERMS

The suite is available to let on a new internal repairing lease for a term to be agreed.

CAR PARKING

The suite will be let with 3no. allocated parking spaces located in the secure basement car park. Further spaces may be available by separate negotiation.

BUSINESS RATES

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

Offices and Premises - £18,750

The current UBR is 49.9p. Further details available from the agent or VOA website.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost of utilities (other than electricity within the suite), maintenance, lighting and cleaning of the building and communal areas. Further details are available from the agents.

EPC

The property has been assessed within Band B (44).



SECOND FLOOR – SUITE A

DESCRIPTION

The available property comprises a refurbished office suite on the second floor of this modern office building which benefits from the following features:

- Air Conditioning
- Passenger Lift
- Suspended ceilings with integral LED Lighting
- Raised Access Floors
- Kitchenette
- Telephone Entry System
- Cathedral Views
- Secure allocated basement car park
- Fibre Broadband

ACCOMMODATION

The suite has the following floor area:

Floor	Description	Area m ²	Area sq. ft
Second	Office	110.2	1,186

RENT

Our clients are seeking a rent of £23,000 per annum, which is exclusive of service charge, broadband charges, business rates, electricity costs and VAT (if applicable).

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

TERMS

The suite is available to let on a new internal repairing lease for a term to be agreed.

CAR PARKING

The suite will be let with 2no. allocated parking spaces located in the secure basement car park. Further spaces may be available by separate negotiation.

BUSINESS RATES

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

Offices and Premises - £18,500

The current UBR is 49.9p. Further details available from the agent or VOA website.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost of utilities (other than electricity within the suite), maintenance, lighting and cleaning of the building and communal areas. Further details are available from the agents.

BROADBAND

The second-floor offices share a dedicated fibre broadband supply for which the Landlord will make a separate charge (in addition to rent and service charges). Further details are available from the agents

EPC

The property has been assessed within Band B (44).



Suite A

SECOND FLOOR – SUITE B

DESCRIPTION

The available property comprise a refurbished office suite on the second floor of this modern office building which benefits from the following features:

- Air Conditioning
- Passenger Lift
- Suspended ceilings with integral LED Lighting
- Raised Access Floors
- Kitchenette
- Telephone Entry System
- Cathedral Views
- Secure allocated basement car park
- Fibre Broadband

ACCOMMODATION

The suite has the following floor areas:

Floor	Description	Area m ²	Area sq. ft
Second	Office	63.9	688

RENT

Our clients are seeking a rent of £14,000 per annum, which is exclusive of service charge, broadband charges, business rates, electricity costs and VAT (if applicable).

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

TERMS

The suite is available to let on a new internal repairing lease for a term to be agreed.

CAR PARKING

The suite will be let with 2no. allocated parking spaces located in the secure basement car park. Further spaces may be available by separate negotiation.

BUSINESS RATES

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

Offices and Premises - £11,250

The current UBR is 49.9p. Further details available from the agent or VOA website.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost of utilities (other than electricity within the suite), maintenance, lighting and cleaning of the building and communal areas. Further details are available from the agents.

BROADBAND

The second-floor offices share a dedicated fibre broadband supply for which the Landlord will make a separate charge (in addition to rent and service charges). Further details are available from the agents

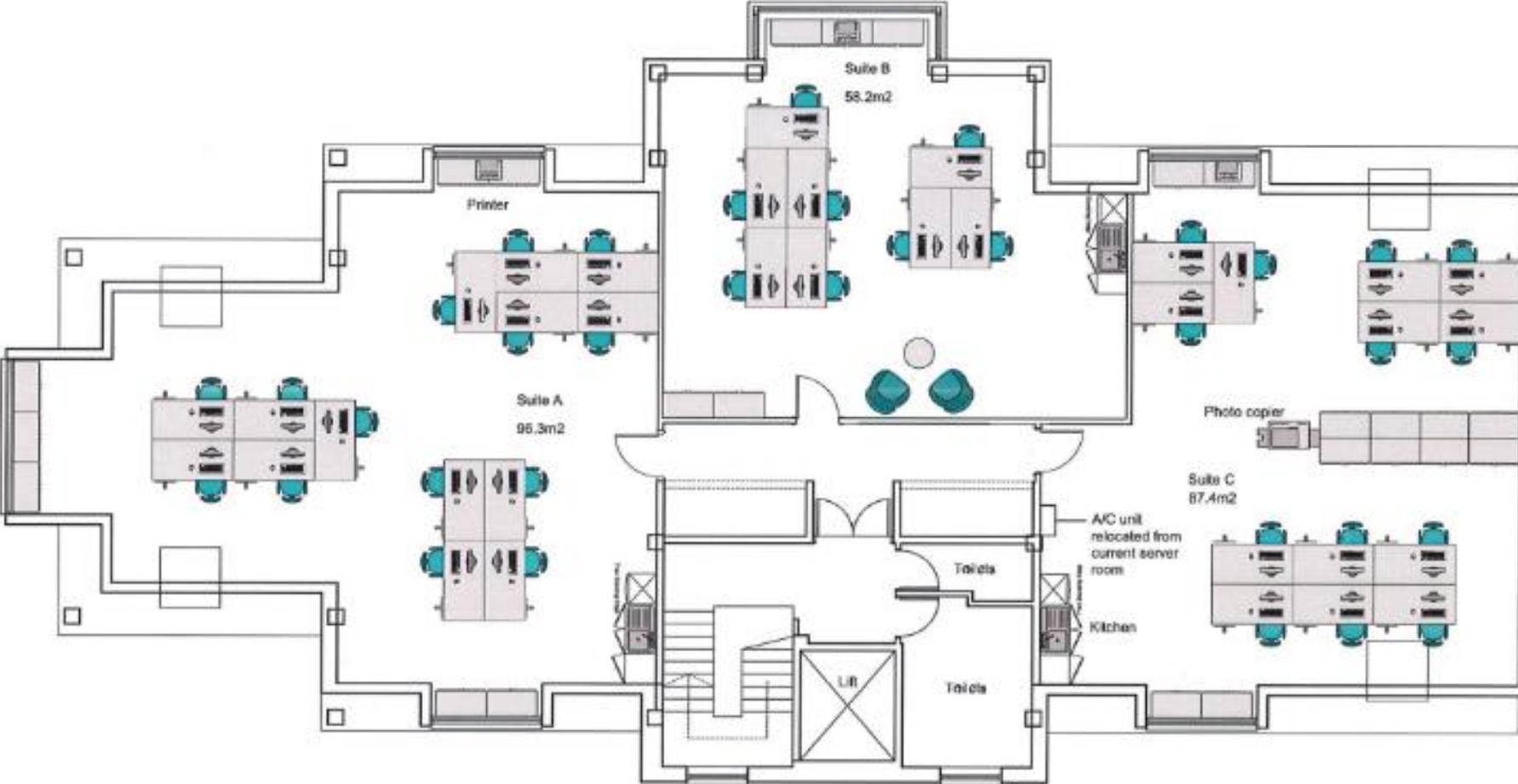
EPC

The property has been assessed within Band B (44).



Suite B

FLOOR PLANS – SECOND FLOOR



* Not to scale



LEGAL COSTS

Each party will bear their own legal costs.

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

Will Giles
William Hinckley
01227 763663

Details amended February 2026



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.