



TO LET
SERVICED OFFICE SUITES

ULLINGSTONE HOUSE, ST JOHNS LANE, CANTERBURY

**ULLINGSTONE HOUSE,
St JOHNS LANE,
CANTERBURY, KENT CT1
2NX**

**Serviced Office Suites in an
Attractive Period Building**

TO LET

19.2 – 65.4 m² (206 - 703 sq ft)

- **Available on Easy-In-Easy-Out
All Inclusive Terms**
- **24/7 Access**
- **Walking Distance of Canterbury
East Train Station**
- **LED Lighting**

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

**William Giles or
William Hinckley
01227 763663**



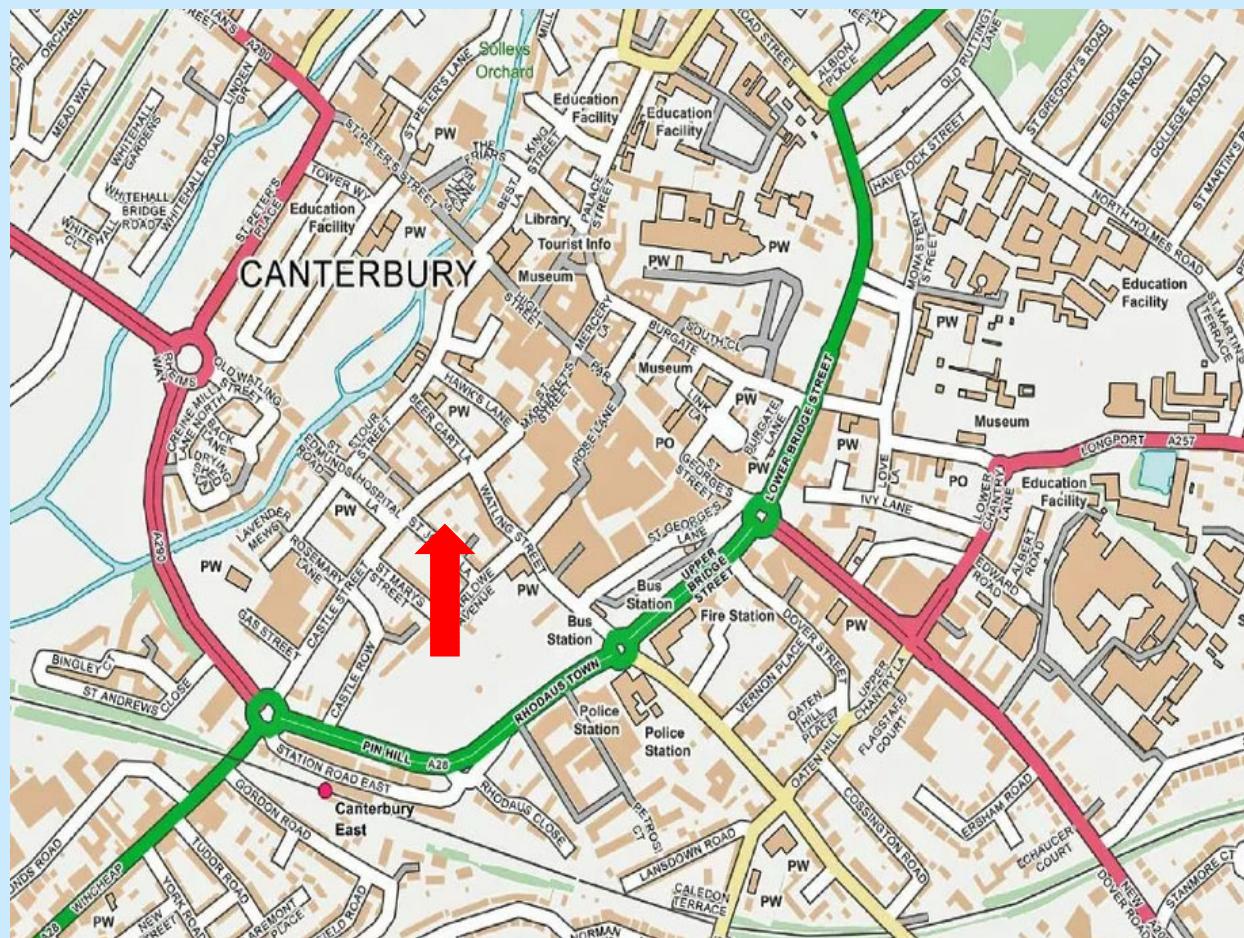
LOCATION

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.

The property is located in a convenient position to the rear of 5 Castle Street with access via Lullingstone Court. It is situated in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents.

The property is within a short walk from the High Street, several public car parks and both Canterbury East and Canterbury West train stations.



DESCRIPTION

The available accommodation comprises a variety of modern office suites on the ground, first and second floors of this period building, benefitting from the following features:

- Modern Lighting
- Carpets
- Intercom System Access to Each Suite
- Shared Toilet and Kitchen Facilities
- 24/7 Access

SCHEDULE OF ACCOMMODATION & RENTS

Suite	Area		Floor	Rent		Availability	Rateable Value (2023)
	m ²	sq ft		£pcm	£pa		
3	23.0	248	Ground	£620	£7,440	AVAILABLE	£6,500
4	27.1	292	Ground	£730	£8,760	LET	£6,000
5	24.1	259	First	£605	£7,260	LET	£3,650
6	6.0	65	First	£200	£2,400	LET	£4,950
7	22.3	240	First	£560	£6,720	LET	£5,100
8	33.6	362	First	£795	£9,540	LET	£7,600
9	23.9	257	First	£600	£7,200	LET	£6,700
10	18.8	202	Second	£440	£5,280	LET	£3,650
11	19.2	206	Second	£445	£5,340	AVAILABLE	£3,150
12	8.1	87	Second	£200	£2,400	LET	£1,500
13	10.3	111	Second	£240	£2,880	LET	£1,950
14	15.8	170	Second	£370	£4,440	LET	£3,150
15	23.2	249	Second	£540	£6,480	AVAILABLE	£4,500



TERMS

The suites are available on flexible easy-in easy out terms.

All quoted rents are paid monthly in advance and are inclusive of a service charge provision that covers all utility costs and building insurance, but are exclusive of business rates, telecoms and VAT.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with each suite having an individual rating assessment (see table).

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.

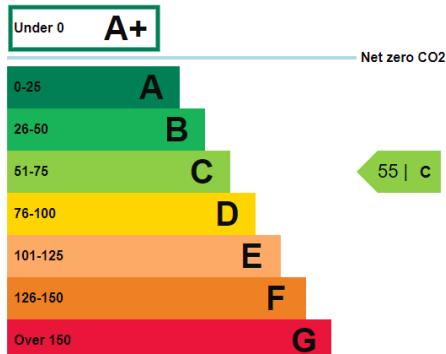


DEPOSIT

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

EPC

The property has achieved an EPC rating of band C (55).



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

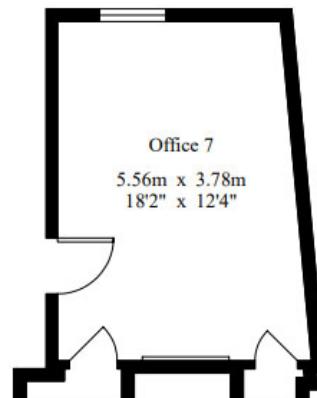
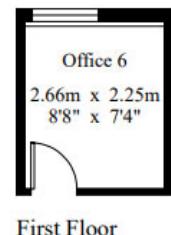
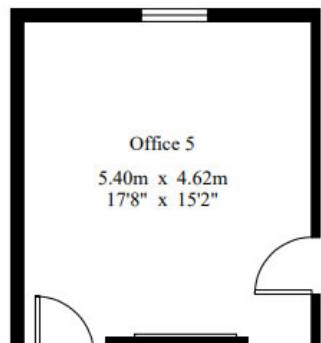
Details amended October 2025



FLOOR PLANS

Lullingstone House Offices

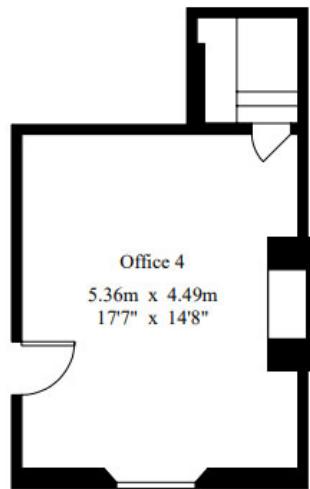
Office 4 - Gross Internal Area : 27.1 sq.m (291 sq.ft.)
 Office 5 - Gross Internal Area : 24.1 sq.m (259 sq.ft.)
 Office 6 - Gross Internal Area : 6.0 sq.m (64 sq.ft.)
 Office 7 - Gross Internal Area : 22.3 sq.m (240 sq.ft.)
 Office 8 - Gross Internal Area : 33.6 sq.m (361 sq.ft.)
 Office 9 - Gross Internal Area : 23.9 sq.m (257 sq.ft.)



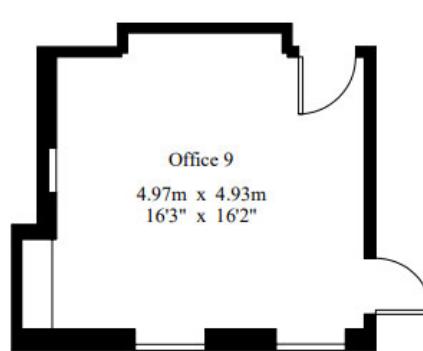
First Floor

First Floor

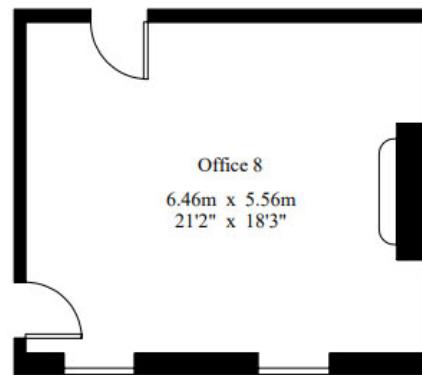
First Floor



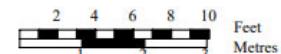
Ground Floor



First Floor



First Floor



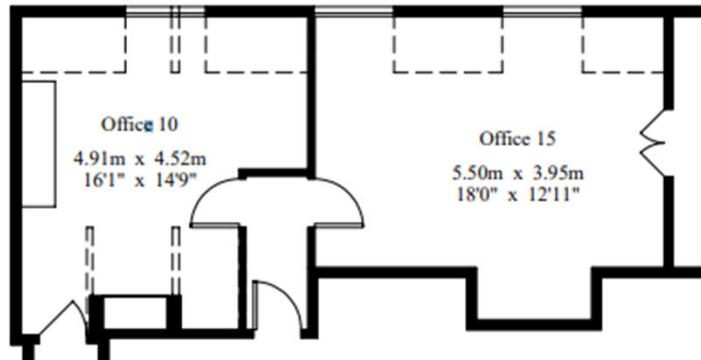
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* Not to scale

FLOOR PLANS

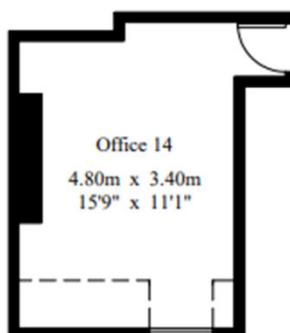
Lullingstone House Offices

Office 10 - Gross Internal Area : 18.8 sq.m (202 sq.ft.)
Office 11 - Gross Internal Area : 19.2 sq.m (206 sq.ft.)
Office 12 - Gross Internal Area : 8.1 sq.m (87 sq.ft.)
Office 13 - Gross Internal Area : 10.3 sq.m (110 sq.ft.)
Office 14 - Gross Internal Area : 15.8 sq.m (170 sq.ft.)
Office 15 - Gross Internal Area : 23.2 sq.m (249 sq.ft.)

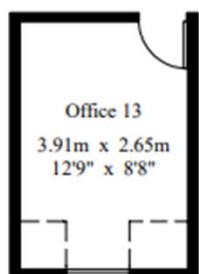


Second Floor

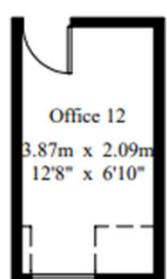
----- Restricted Height



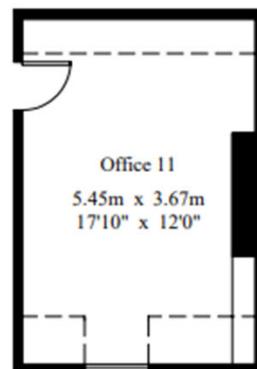
Second Floor



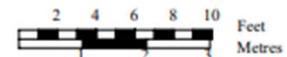
Second Floor



Second Floor



Second Floor



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