



TO LET
SERVICED OFFICE SUITES

LULLINGSTONE HOUSE, ST JOHNS LANE, CANTERBURY

LULLINGSTONE HOUSE, St JOHNS LANE, CANTERBURY, KENT CT1 2NX

Serviced Office Suites in an Attractive Period Building

TO LET

22.3 – 78.9 m² (240 - 840 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**

btf

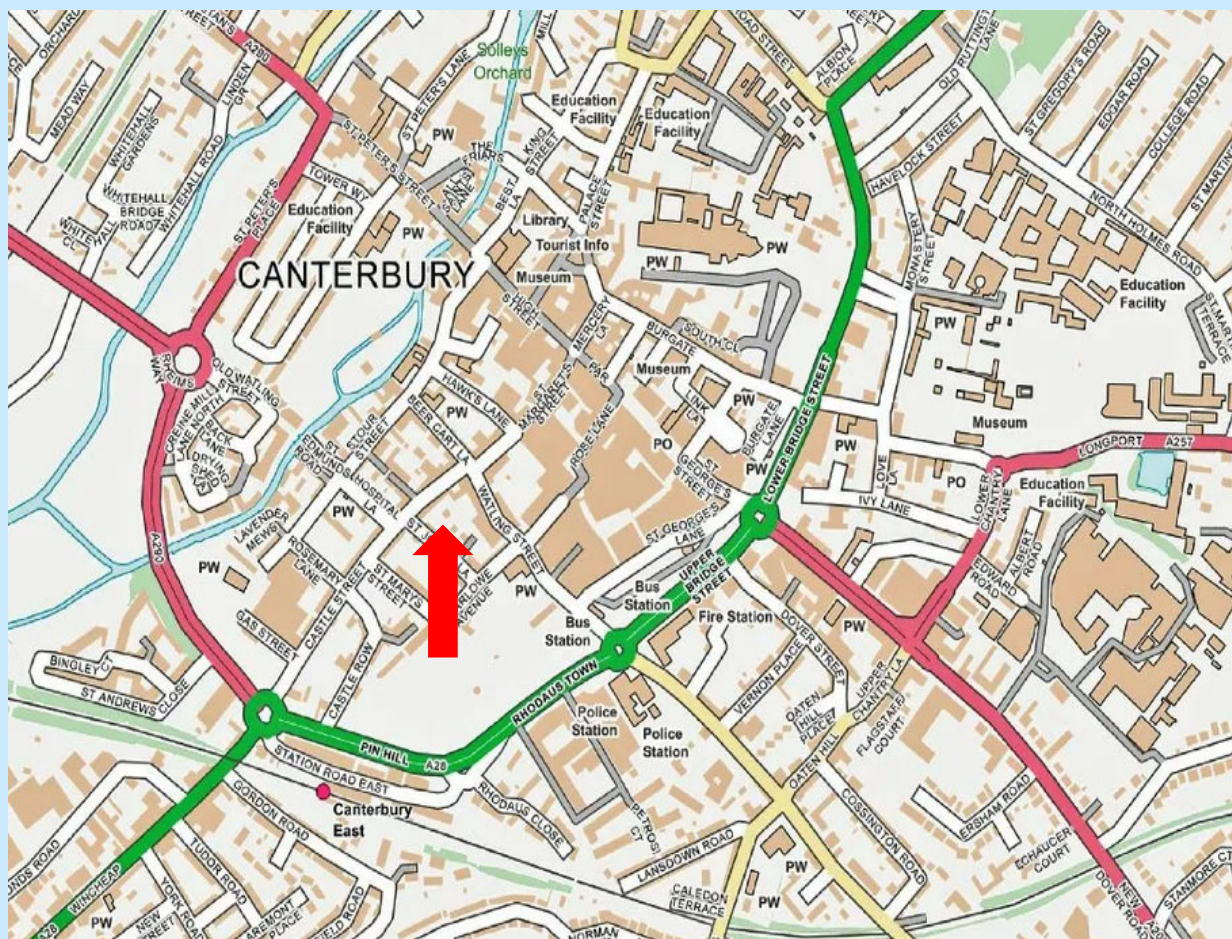
LOCATION

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 (2026)
	m²	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	£4,950
6	6.0	65	First	£200	£2,400	LET	£2,150
7	22.3	240	First	£560	£6,720	AVAILABLE	£5,100
8	33.6	362	First	£795	£9,540	AVAILABLE	-
9	23.9	257	First	£600	£7,200	LET	-
10	18.8	202	Second	£440	£5,280	U/OFFER	£3,650
11	19.2	206	Second	£445	£5,340	LET	£3,350
12	8.1	87	Second	£200	£2,400	LET	£1,600
13	10.3	111	Second	£240	£2,880	LET	£2,075
14	15.8	170	Second	£370	£4,440	LET	£3,350
15	23.2	249	Second	£540	£6,480	LET	£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 43.2p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.



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

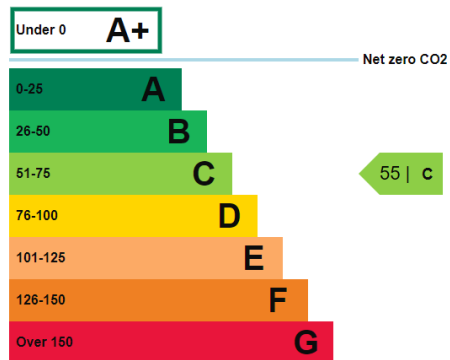
Details amended July 2026

DEPOSIT

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

EPC

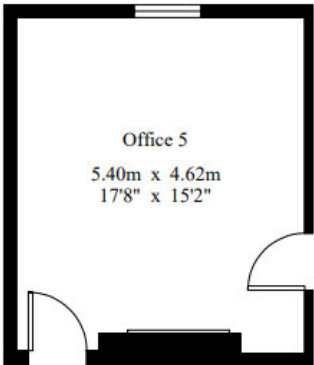
The property has achieved an EPC rating of band C (55).



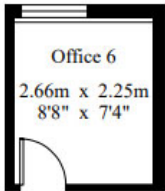
FLOOR PLANS

Lullingstone House Offices

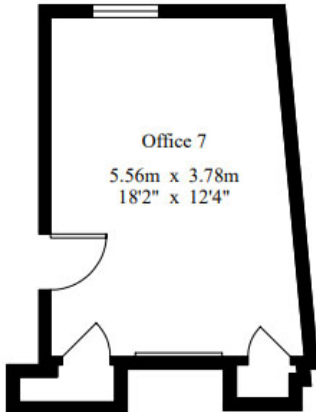
- Office 4 - Gross Internal Area : 27.1 sq.m (291 sq.ft.)
- Office 5 - Gross Internal Area : 24.1 sq.m (259 sq.ft.)
- Office 6 - Gross Internal Area : 6.0 sq.m (64 sq.ft.)
- Office 7 - Gross Internal Area : 22.3 sq.m (240 sq.ft.)
- Office 8 - Gross Internal Area : 33.6 sq.m (361 sq.ft.)
- Office 9 -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



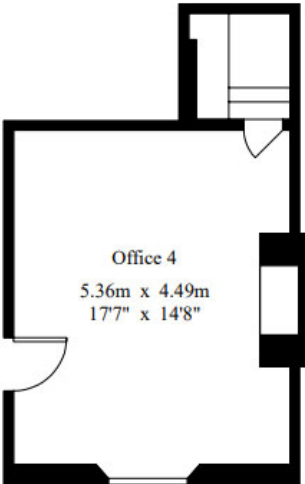
First Floor



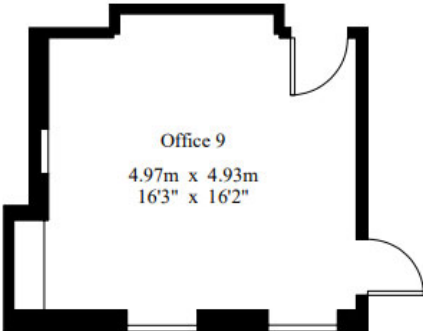
First Floor



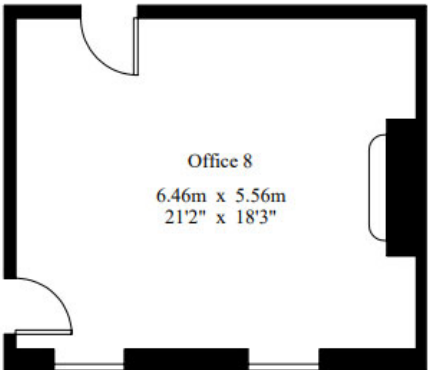
First Floor



Ground Floor



First Floor



First Floor



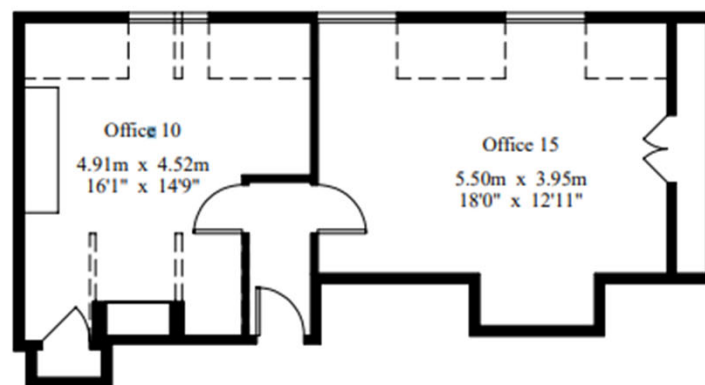
For Identification Purposes Only.
© 2022 Trueplan (UK) Limited (01892) 614 881

* Not to scale

FLOOR PLANS

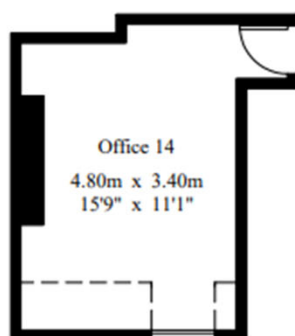
Lullingstone House Offices

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.)

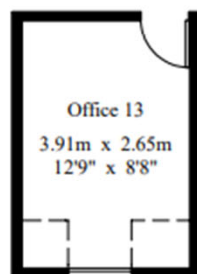


Second Floor

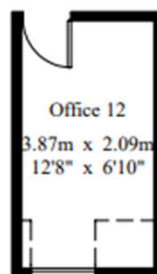
----- Restricted Height



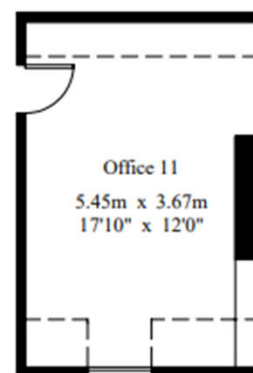
Second Floor



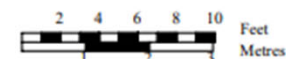
Second Floor



Second Floor



Second Floor



For Identification Purposes Only.

© 2022 Trueplan (UK) Limited (01892) 614 881



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.