



TO LET
RECENTLY REFURBISHED OFFICE

UNIT 4, BUILDERS SQUARE, LITTLEBOURNE

UNIT 4 BUILDERS SQUARE, LITTLEBOURNE, CANTERBURY, KENT CT3 1XU

Refurbished Ground Floor Office

TO LET

37.2m² (400 sq ft)

- Refurbished Office
- LED Lighting
- Electric Heating
- Double Glazing
- Allocated Parking

Viewings strictly by appointment
via sole agents:

Will Giles or
William Hinckley
01227 763663



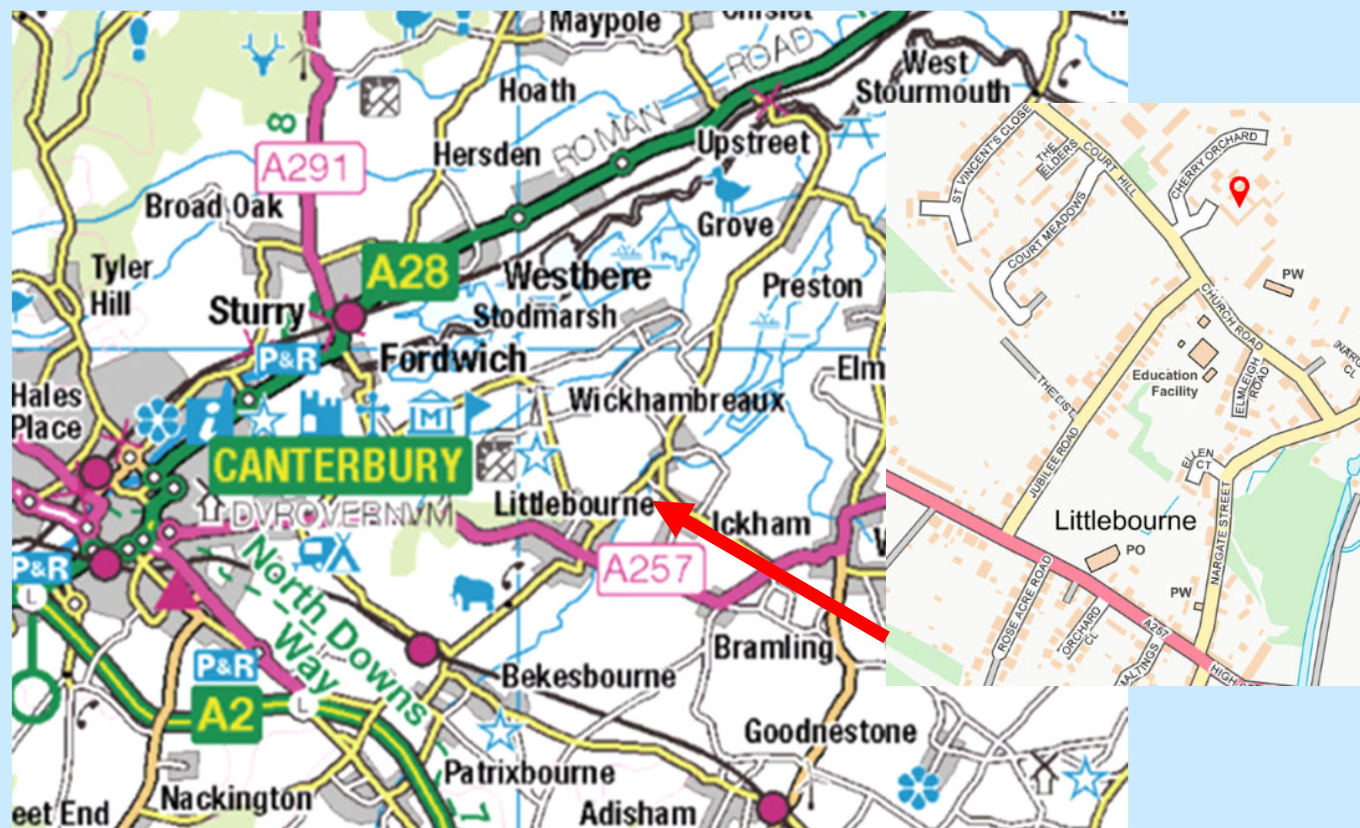
DESCRIPTION

The property comprises a self-contained ground floor office suite which has been refurbished to a high standard and benefits from the following features:

- LED Lighting
- Electric Heating
- Carpet Tiles
- Double Glazing
- Modern kitchen and WC facilities
- Allocated Parking

LOCATION

The property is located within a well-established commercial complex on the outskirts of Littlebourne village around 5 miles east of Canterbury and less than 5 miles from the A2 dual carriageway which in turn links with the M2, providing access between London, Canterbury and Dover.



ACCOMMODATION

The suite has the following floor areas (NIA)

Accommodation	m ²	sq ft
Office	37.2	400

RENT

£6,500 per annum exclusive.

TERMS

The property is available to let on new full repairing and insuring lease for a term to be agreed.

DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

SERVICE CHARGE

There is a service charge payable as contribution to the maintenance of the communal areas of the estate.



UTILITIES

The tenant will be responsible for all utilities within the demise.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Workshop and Premises - £2,600

The current UBR is 43.2p. The tenant may be eligible for small business rates relief. Further details are available from the agents or the VOA website.

EPC

The property is currently assessed within band B (41). Full details and a copy of certificate are available from the agents.

CAR PARKING

The property has 2 allocated car parking spaces within the square.



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices or rents 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 Hinckley
Will Giles
01227 763663

BTF and any Joint agents for themselves and for the Vendors of the property whom they are, give notice that these particulars are prepared 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 acting as a consultant to BTF has authority to make any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for illustrative purposes only and are not to be relied upon for any specific purposes and precision measurements may differ (iv) It must not be assumed that the property has all the required planning or building regulations consent and that the Directors of BTF is available to provide further information on each BTF Office