



TO LET
GROUND FLOOR OFFICE SUITE

MARITIME HOUSE, 178-180 SNARGATE STREET, DOVER

**Ground Floor Office Suite,
Maritime House,
178-180 Snargate Street,
Dover, CT17 9BZ**

TO LET

55.5m² (597 sq ft)

- **Double Glazing**
- **Recently Refurbished**
- **LED Lighting**
- **Central Heating**
- **Excellent Natural Light**
- **Allocated Car Parking**

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

**Will Giles or
William Hinckley
01227 763663**



LOCATION

The property is located on the south-western edge of Dover Town Centre, situated on the north side of Snargate Street within a mixed retail and office location, benefitting from a prominent main road profile and overlooking Dover Harbour.

The A20 sits adjacent to the property and provides easy access to Dover Port and the connecting motorway network.

DESCRIPTION

The property comprises a recently refurbished ground floor office suite within this impressive building. It is accessed via a central reception/entrance lobby with shared use of WCs and a kitchen and benefits from the following features:

- Suspended ceiling with integral LED lighting
- Central Heating (via a Biomass Boiler)
- Perimeter Trunking
- Double Glazing
- Carpet Tiles
- Shared Kitchen

ACCOMMODATION

The suite has the following floor areas (NIA):

Floor	Accommodation	m ²	sq ft
Ground	Offices	55.5	597

TERMS

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

RENT

£10,000 per annum inclusive of service charge and heating but exclusive of all other utilities, rates and VAT.

SERVICE CHARGE

The service charge is included within the rent and covers the cost of services and maintenance of the building and communal areas.

CAR PARKING

The suite is offered with use of one on-site car parking space.

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.

BUSINESS RATES

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

Offices and Premises - £11,500

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.

EPC

The property is currently assessed within Band B (42). Further details and a copy of the Certificate available from the agents.



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

William Giles
William Hinckley
01227 763663

Details amended April 2025



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