



Land & Property Experts



TO LET
MODERN CITY CENTRE OFFICE SUITES

10 BEST LANE, CANTERBURY

10 BEST LANE, CANTERBURY, KENT CT1 2JB

Modern Offices within a Refurbished Period Building

TO LET

81.9 – 172.3 m²

(881 – 1,771 sq ft) approx.

- Modern Electric Heaters
- Air Conditioning
- LED Lighting
- Modern kitchens and toilets
- Contemporary Design with Retained Period Features
- Convenient Location

Viewings strictly by appointment
via sole agents:

Will Giles or William Hinckley
01227 763663

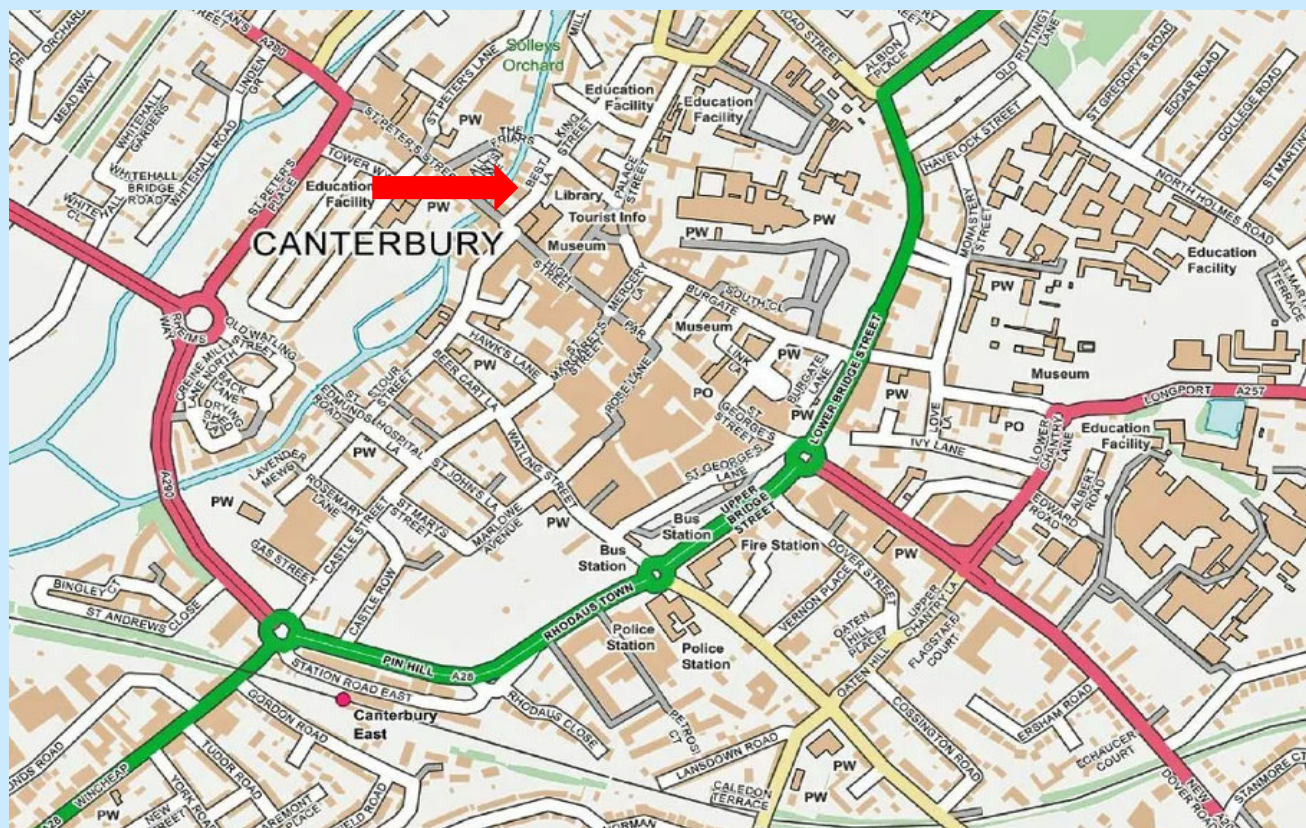


LOCATION

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.

Franklin House is in a convenient location on Best Lane, within the 'Creative Quarter' close to the Marlowe Theatre and the Beane Museum and Library. It is positioned just off the High Street, and therefore close to the various shops, restaurants and bars and within a short walking distance from the Westgate Towers, Canterbury West and Canterbury East Train Stations, the bus station and various public car parks.



DESCRIPTION

Franklin House has been sympathetically refurbished to provide contemporary offices arranged over three floors. The available suites are accessed via an impressive communal entrance lobby with a galleried staircase located at the centre of the building.

The offices are finished to a high standard and benefit from:

- Electric Heating
- Air-Conditioning (Suite 2)
- LED Lighting
- Carpet Tiles
- Perimeter Trunking
- Modern Kitchen and W/C Facilities

ACCOMODATION

The property has the following approximate floor area (NIA);

Floor	Accommodation	m ²	sq ft
First	Suite 2	81.9	881
Second	Suite 3	82.7	890
Total		164.6	1,771



TERMS

The offices are available to let either together or separately by way of a new internal repairing and insuring lease for a term to be agreed.

RENT

Our clients are seeking the following rents which are inclusive of service charge but exclusive of business rates, electricity costs, buildings insurance and VAT (if applicable).

Accommodation	Rent Per Annum
Suite 2	£16,000
Suite 3	£14,000

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 2026 being:

Suite 2 & 4: Office & Premises - £23,000

Suite 3: Office & Premises - £10,750

The current UBR is 43.2p. Further details are available from the agent or the VOA website.

Note: Suites 2 and 4 are currently assessed together for rating purposes and will require a reassessment. Prospective occupiers are advised to make their own enquiries with the Local Authority but may qualify for Small Business Rates Relief.

EPC

The property is currently assessed within Band C (75) further details and a copy of the certificate available upon request.

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of VAT. Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

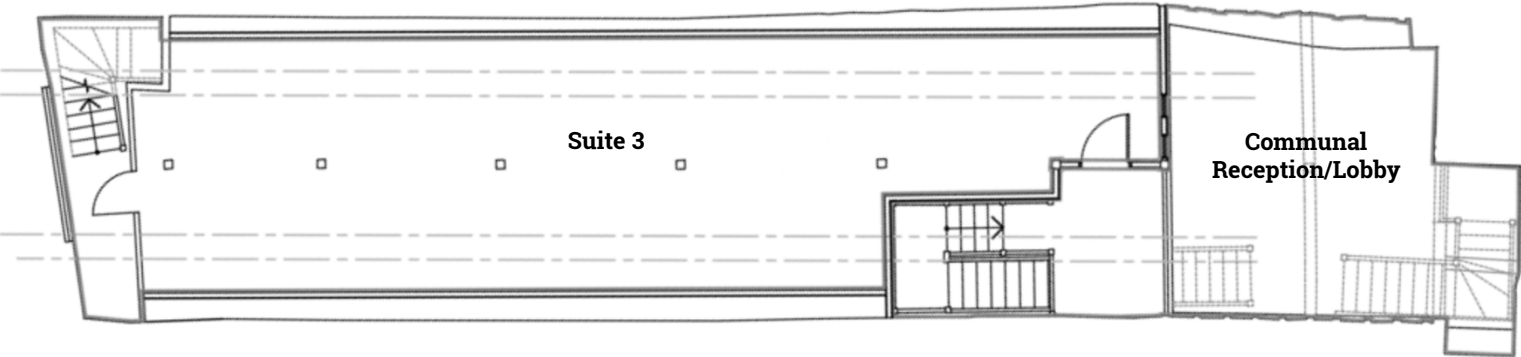
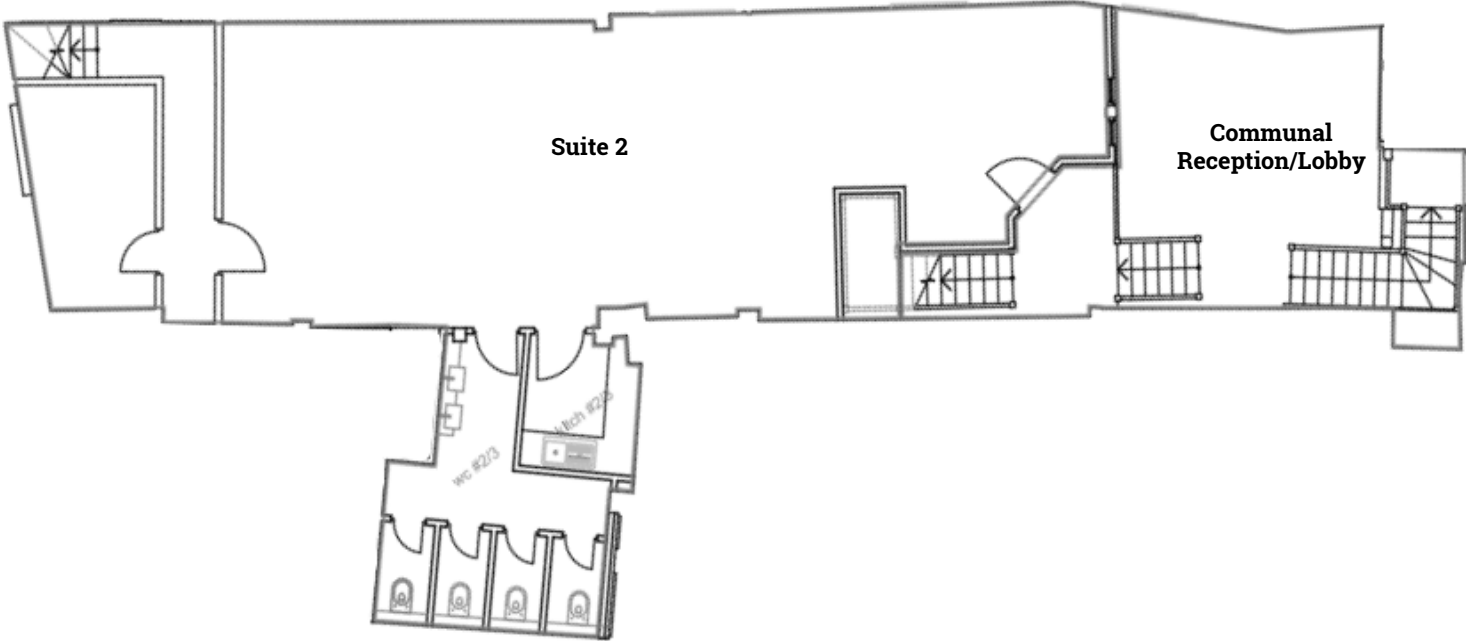
BTF

William Hinckley
Will Giles
01227 763663

Details amended April 2026



INDICATIVE FLOOR PLAN



*** Not to Scale**



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.