

# Land & Property Experts





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 55.5m<sup>2</sup> (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 Kathreen Robertson 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	m²	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 49.9p. 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 Kathreen Robertson **01227 763663** 

Details created April 2025



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