



TO LET
MODERN SERVICED OFFICE SUITES

MARLOWE BUSINESS CENTRE, ORANGE STREET, CANTERBURY

**Marlowe Business Centre
Orange Street
Canterbury
Kent
CT1 2JA**

**Modern Office Suites in the
Heart of Canterbury**

TO LET

14.7 –67.1 m² (158 - 722 sq ft) approx.

- Available on Easy-In Easy-Out All Inclusive Terms
- 24/7 Access
- Walking Distance of Canterbury West Railway Station

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

**Will Giles or
William Hinckley
01227 763663**

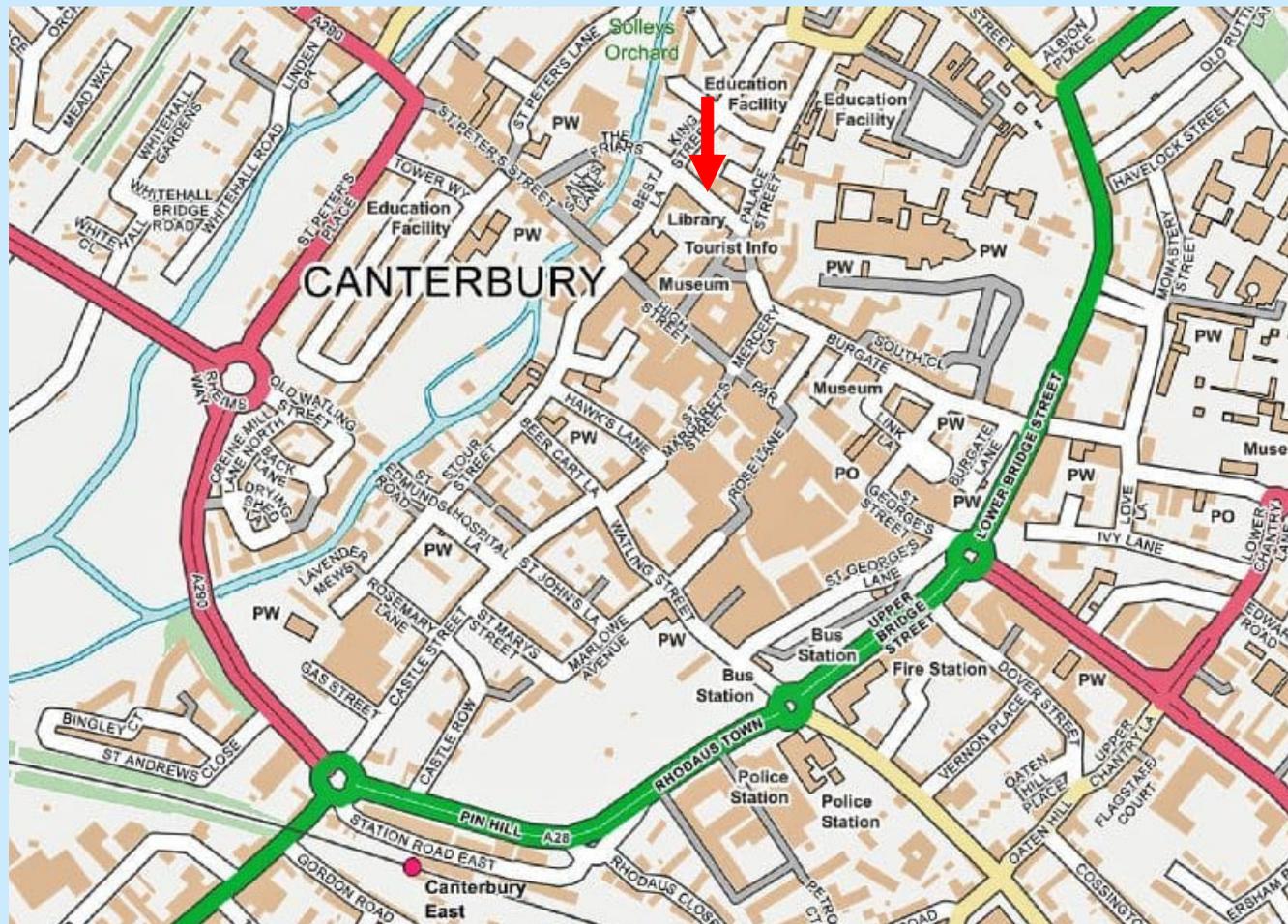


LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast of London, 28 miles east of Maidstone and 18 miles north-west of Dover.

It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

The property is located on Orange Street in the heart of the city centre, close the many shops and restaurants, Canterbury's Beany Museum and the Marlowe Theatre. The property is within walking distance of Canterbury West Station, the Bus Station and several of the city's public car parks.



DESCRIPTION

The available accommodation comprises modern offices within this period building, which benefit from the following features:

- Modern LED Lighting
- Modern Electric Heaters Carpets
- Shared Toilet and Kitchen Facilities
- 24 / 7 Access

SCHEDULE OF ACCOMODATION & RENTS

Office	Area		Desks	Rent		Availability	Rateable Value (April 2023)
	m ²	sq ft		£pcm	£pa		
Basement Front	8.9	95	1-2	-	-	LET	£1,025
Basement Rear	21.8	235	3-4	£420	£5,040	AVAILABLE	£2,550
1	16.9	181	2-3	-	-	LET	£2,450
2	13.5	145	2	-	-	LET	£1,500
3	15.7	169	2-3	-	-	LET	£2,020
4	14.7	158	2	-	-	LET	£2,075
5	17.6	190	3	-	-	LET	£2,275
6	16.2	175	2-3	-	-	LET	£2,225
7	15.8	170	2-3	-	-	LET	£2,100
8	20.1	216	3	£575	£6,900	AVAILABLE	£2,500
9	24.4	262	3-4	-	-	LET	£3,000
10	15.5	167	2	-	-	LET	£2,350
10a	19.4	209	2-3	-	-	LET	£2,800
11	14.7	158	2	£425	£5,100	AVAILABLE	£1,575
12	12.4	133	1-2	-	-	LET	£1,200
13	11.0	118	1-2	-	-	LET	£1,000
14	20.0	215	3	-	-	LET	£2,500
15	26.0	280	4	-	-	LET	£3,050
16 (2 nd floor)	30.6	329	5	-	-	U/O	£2,800
17 (2 nd floor)	12.4	134	2	-	-	LET	£1,225



TERMS

The office suites are available on easy-in easy-out terms subject to an inclusive rent, payable monthly in advance, covering heating, lighting, electricity, cleaning of communal areas and buildings insurance.

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 49.9p. The Tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

DEPOSIT

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

BROADBAND AND TELECOMS

Broadband is available via the on-site telecom provider, which is available via a separate contract to be organised directly with the provider. Further details available on request.

EPC

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

A 0-25

B 26-50

C 51-75

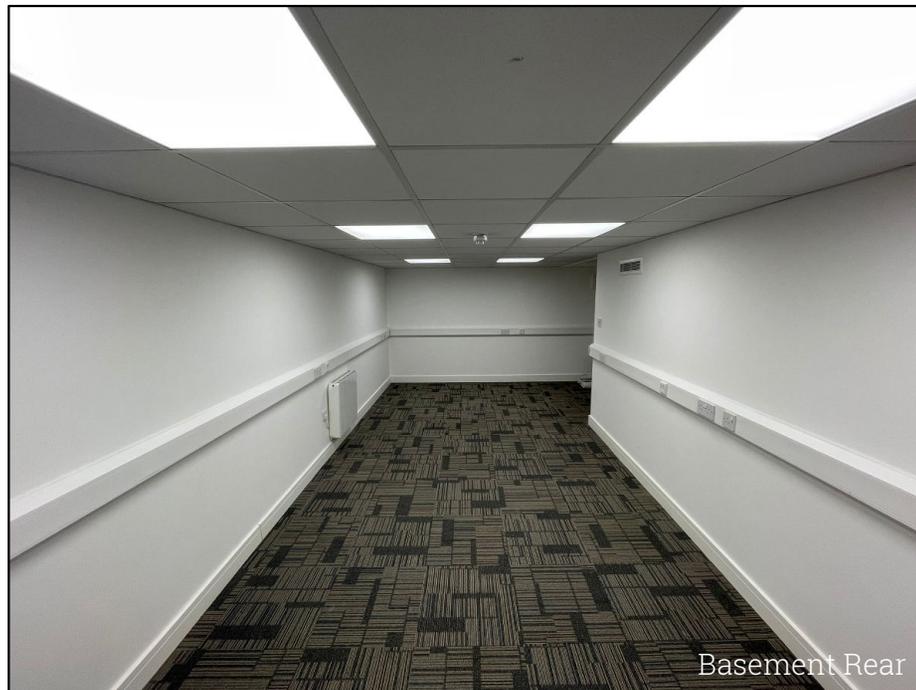
D 76-100

E 101-125

F 126-150

G Over 150

100 This is how energy efficient the building is.



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

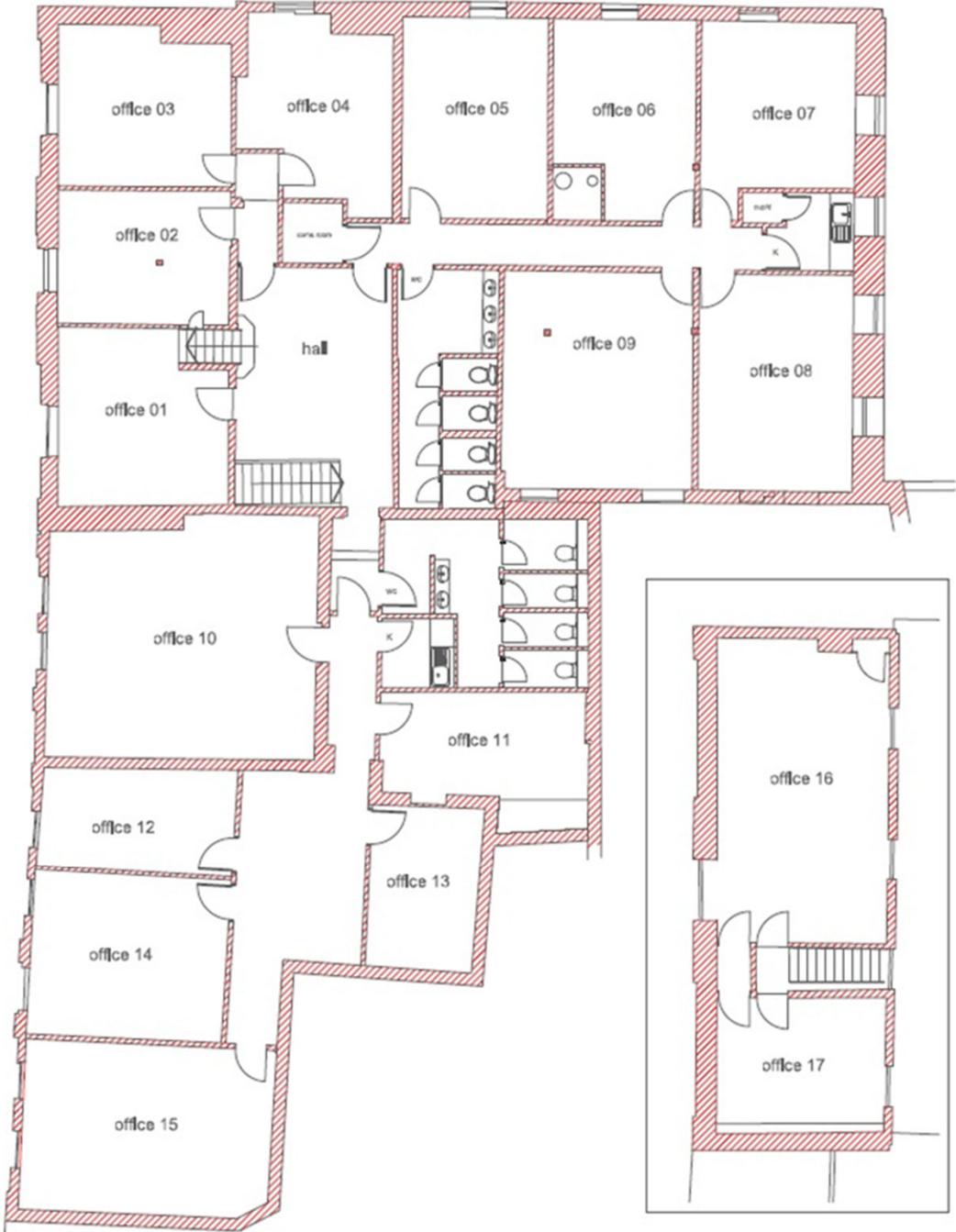
Strictly by appointment through Sole Agents:

BTF

Will Giles
01227 763663

Details amended October 2025

FLOOR PLANS



FIRST FLOOR
1:100

SECOND FLOOR
1:100



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.