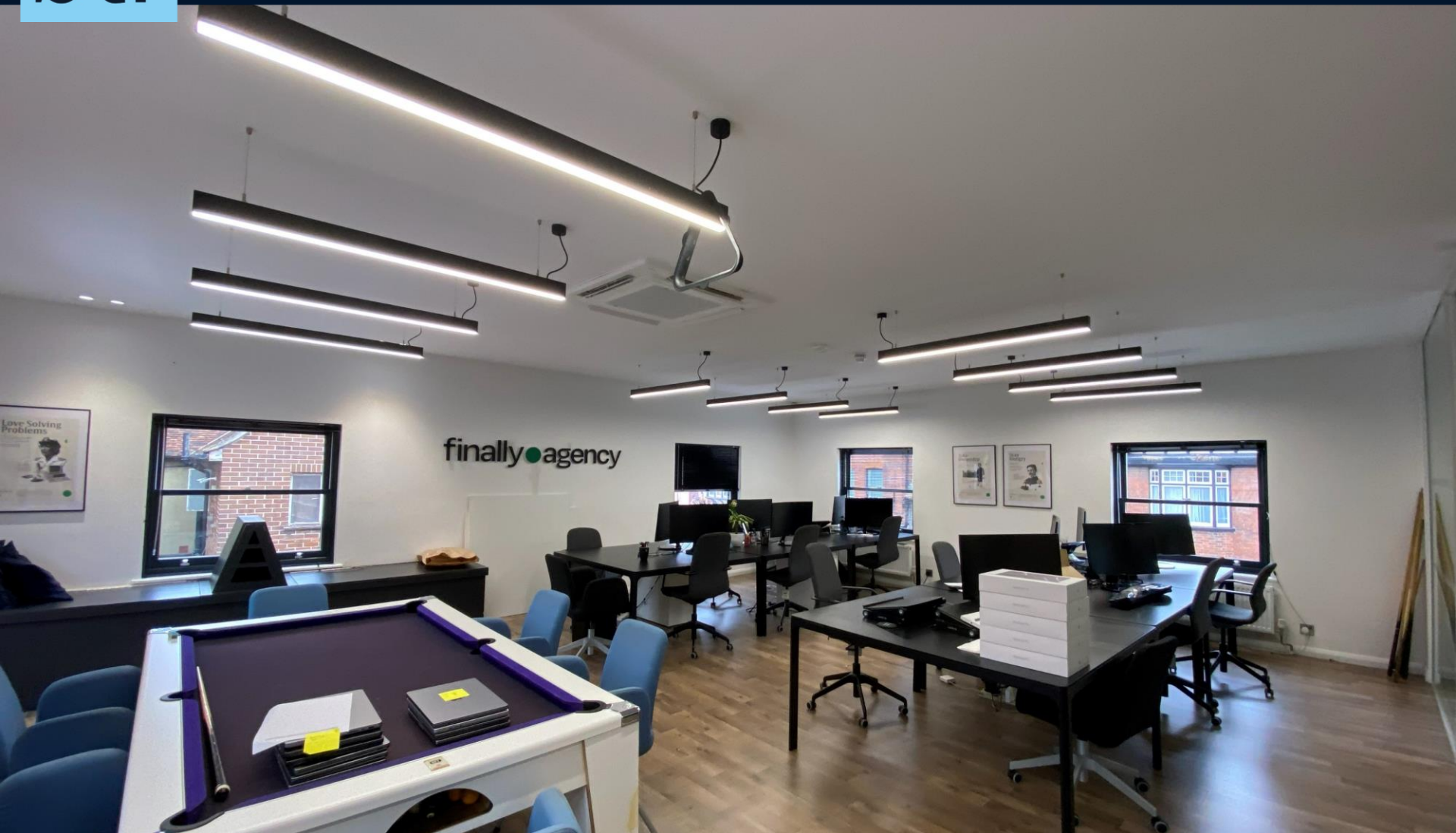




TO LET
MODERN FIRST FLOOR OFFICES

19-21 ST DUNSTANS STREET, CANTERBURY

19-21 ST DUNSTAN'S STREET CANTERBURY KENT CT2 8BH

**Modern First Floor Office in
Convenient Location**

TO LET

160.2 m² (1,724 sq ft) approx

- **Air Conditioning**
- **Double Glazing**
- **LED Lights**
- **Modern Kitchen, WC and Shower Facilities**
- **Close to Canterbury West Station**

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

**Will Giles or
William Hinckley
01227 763663**

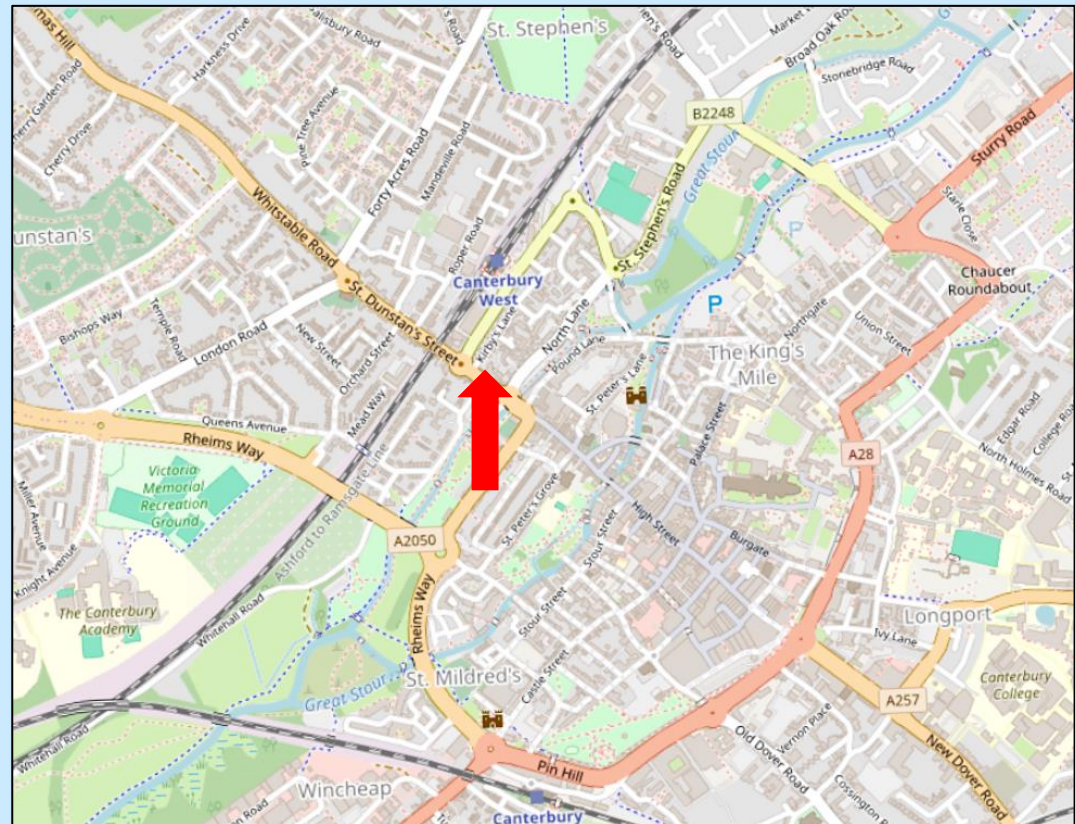
btf

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.

The property is situated on St Dunstan's Street in a popular area connected to the city centre by the Westgate Tower. It is conveniently located close to Canterbury West train station and various public car parks. It is within a parade of local shops, restaurants and bars, with nearby occupiers including Sainsburys, Café des Amis, The Pound, A La Turka, The Bishop's Finger and The Fallstaff Hotel.



DESCRIPTION

The available accommodation comprises a first-floor office suite, which is predominantly open plan with a separate meeting room providing additional privacy and flexibility. The property benefits from the following features:

- Air Conditioning
- Double Glazing
- LED Lighting
- Modern Kitchen, WC and Shower Facilities

ACCOMMODATION

The suite has the following floor areas:

Floor	Description	Area m ²	Area sq ft
First	Offices & Kitchen	160.2	1,724

RENT

Our clients are seeking a rent of £26,500 per annum, exclusive of rates, service charge, utilities and VAT (if applicable).



TERMS

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

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 property's business rates will need to be reassessed.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost of utilities, maintenance, lighting and cleaning of the building and communal areas. Further details are available from the agents.

EPC

The EPC for this property is currently being reassessed.



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any rents, prices or other costs quoted 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
Or
William Hinckley
01227 763663

Details created October 2025



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.