



TO LET
CITY CENTRE MODERN OFFICE SUITES

THE CLOCKTOWER, CANTERBURY

THE CLOCKTOWER, St GEORGE'S STREET, CANTERBURY, KENT, CT1 2LE

Newly Refurbished Offices in the Heart of Canterbury

TO LET

70.6 – 175.3 m² (760 – 1,887 sq ft)

- **Central Location**
- **Lift Access**
- **Allocated Car Parking**
- **Modern Open Plan Layout**

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

**William Giles or
Kathreen Robertson
01227 763663**



LOCATION

The historic cathedral city of Canterbury is located 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 situated in a convenient location on the corner of St George's Street and Canterbury Lane, within Canterbury City Centre. It is located close to the city's main shopping and restaurant area and within easy reach of both railway stations, the central bus station and various public car parks.

DESCRIPTION

The Clocktower is a modern building arranged on ground and two upper floors. The available suites are located on the second floor and accessed from a modern entrance hall on Canterbury Lane. The suites provide an attractive open-plan layout with the following features:

- Central Heating
- Raised Access Floors
- Shared Kitchen Facilities
- Telephone Entry System
- Two Passenger Lifts

ACCOMMODATION

The property has the following available offices (NIA):

Floor	Accommodation	m ²	sq ft	Rent pa
Second	Suite B	104.7	1,127	£20,000
Second	Suite C	70.61	760	£14,000
Total		175.31	1,887	£34,000

CAR PARKING

Car parking can be made available by separate negotiation. Please ask the agent for further details.

TERMS

The offices are available to let either separately or together by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

BUSINESS RATES

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

Suite B - Offices & Premises - £15,000

Suite C – Offices & Premises - £10,750

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

A copy of the EPC assessment for each suite can be made 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 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 amended June 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.