



TO LET
MODERN OFFICE SUITES

G2 27 CASTLE STREET, CANTERBURY

**G2, 27 Castle Street
Canterbury
Kent
CT1 2PX**

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

TO LET

13.5 m² (145 sq ft) approx.

- **Available on Easy-In Easy-Out
All Inclusive Terms**
- **24/7 Access**
- **Walking Distance of Canterbury
East and West Railway Stations**
- **Allocated Car Parking (by
separate negotiation)**

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

**Will Giles or
William Hinckley
01227 763663**

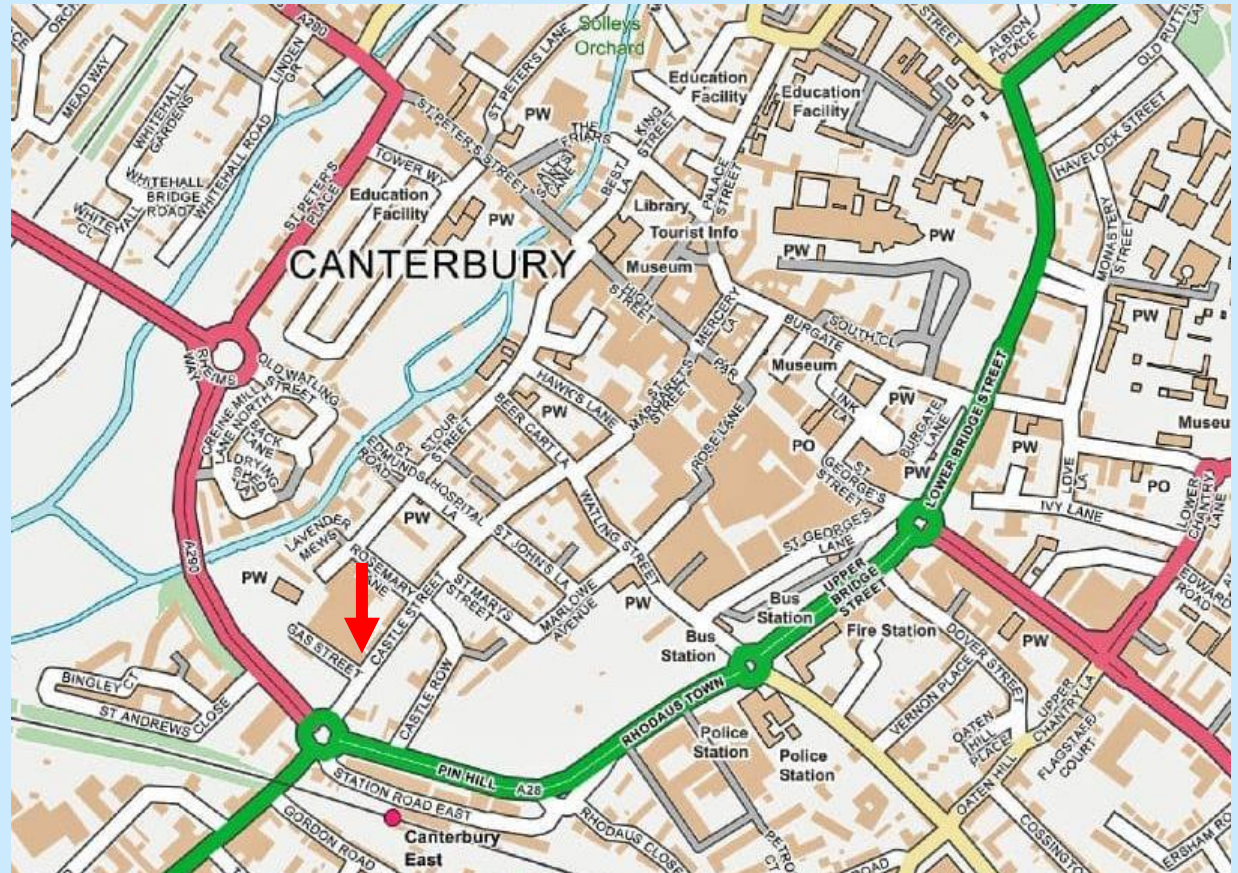
btf

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 situated in a prominent position on the eastern end of Castle Street. It is located in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents and is within a short walk from the High Street, several public car parks and both Canterbury East and Canterbury West train stations.



DESCRIPTION

The property provides a selection of modern office suites within an attractive period building. The offices share use of communal kitchen and toilet facilities and benefit from the following features:

- Central Heating
- Modern Lighting
- Door Entry System
- Shower
- Bicycle Storage

CAR PARKING

Car parking may be available by separate negotiation in the car park to the rear of the property. Please speak to the agent for further information.

SCHEDULE OF ACCOMMODATION AND RENTS

| Floor | Suite | Availability | Area sq ft | Rent £pcm | Rent £pa |
|--------|-------|--------------|------------|-----------|----------|
| Ground | G1 | LET | 221 | - | - |
| | G2 | AVAILABLE | 145 | £425 | £5,100 |
| | G3 | LET | 133 | - | - |
| First | 1 | LET | 1,165 | - | - |
| Second | 2.1 | LET | 418 | - | - |
| | 2.2 | LET | 215 | - | - |
| | 2.3 | LET | 300 | - | - |
| Third | 3.1 | LET | 228 | - | - |
| | 3.2 | LET | 200 | - | - |
| | 3.3 | LET | 318 | - | - |

TERMS

The office suites are available on easy-in easy-out terms. The quoted rent is paid monthly in advance and is inclusive of a service charge provision that covers all utility costs and buildings insurance, but is exclusive of business rates, telecoms and VAT.

BUSINESS RATES

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

Suite G2: Offices and Premises - £4,100

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 6-week deposit will be held by the landlord for the duration of the term.

EPC

The property has achieved an EPC rating of band D (78).

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
William Hinckley
01227 763663



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.