



TO LET
GROUND FLOOR OFFICE IN CITY CENTRE LOCATION

37 ST MARGARETS STREET, CANTERBURY

37 ST MARGARETS STREET CANTERBURY KENT CT1 2TU

Self Contained Ground Floor Office Suite

TO LET

151.43 – 209.9 m² (1,630 – 2,260 sq ft)

- Central Heating
- LED lighting
- Prominent City Centre Location
- On-site Car Parking
- Suitable for Variety of Uses
- Additional Space Available

Viewings strictly by appointment
via sole agents:

William Hinckley or

Will Giles

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 several 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 occupies a prominent location on the corner of St Margaret's Street and Hawks Lane in the heart of Canterbury's main professional business district, popular with Solicitors, Accountants, Surveyors and Architects. The city's main shopping area, Canterbury East Railway Station and Canterbury Bus Station are all within a short walking distance.



DESCRIPTION

The property comprises a self-contained ground floor office suite forming part of a well-presented three storey office building. The suite is currently arranged to provide a series of private offices with a central reception area leading from an impressive dedicated entrance on St Margaret's Street. It could however be adapted to create open plan space.

The office benefits from the following features:

- Central Heating
- LED lighting
- Carpet Tiled Flooring
- Kitchen and Staff facilities
- On-site Car Parking

There is also an adjoining office/retail space (formerly the boardroom) which can be included.

ACCOMMODATION

The property has the following approximate floor areas (NIA);

Floor	Accommodation	m ²	sq ft
Ground	Office Suite (blue)	151.4	1,630

*An additional space of 630 sq ft may be available by separate negotiation.

TERMS

The property is available to let on a new effective Full Repairing and Insuring lease for a term to be agreed.

RENT

Our clients are the following rents:

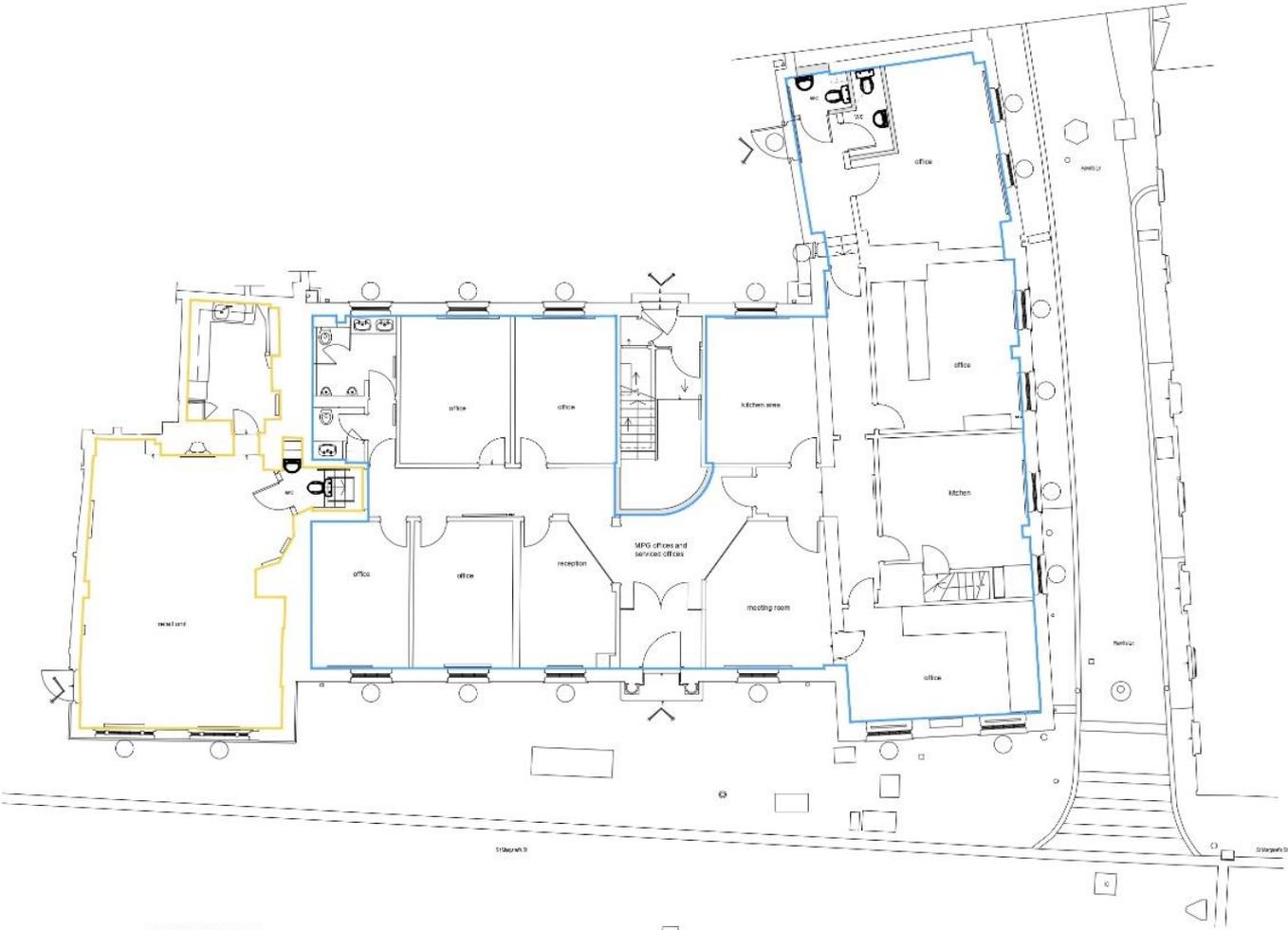
Floor	Accommodation	Rent pa
Ground	Office Suite (blue)	£35,000

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.



FLOOR PLAN



GROUND FLOOR PLAN

*Not to Scale



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 Hinckley
Will Giles
01227 763663

Details created March 2026

SERVICE CHARGE

The tenant will be required to pay an annual service charge contribution covering a proportion of the costs relating to the maintenance and repair of the building, car park and any other communal areas. Further details are available from the agents.

BUSINESS RATES

The tenant will be responsible for the payment of business rates. The Rateable Value (RV) for the property is currently included in an assessment for the whole building and will need to be reassessed.

The UBR multiplier for the year 2026/2027 is 43.2p. Further details available from the agent or the VOA website.

EPC

The whole building is currently assessed within Band E (106). This will be upgraded on completion of any refurbishment works.





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.