



THE BEER CART
REDEVELOPED AND REBUILT
SEPTEMBER 2009
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LANDLORD"

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TO LET
SELF CONTAINED FIRST FLOOR OFFICE

OFFICE B, 1 BEER CART LANE, CANTERBURY

Office B, 1 Beer Cart Lane Canterbury, CT1 2NY

Self Contained Modern First Floor Office

TO LET

84.7 m² (911.7 sq ft)

- **LED Lighting**
- **Good Natural Light**
- **Underfloor Heating**
- **Entry Telephone System**
- **Air Conditioning**

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

**Will Giles of
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 positioned on the corner of Beer Cart Lane and Stour Street, in the heart of Canterbury's main professional business district, popular with Solicitors, Accountants, Surveyors and Estate Agents. It 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 comprises a self-contained first floor office suite within an impressive modern mixed-use building. The suite benefits from good natural light and is accessed from an impressive communal lobby with a secure intercom. It is finished to a high specification including the following:

- Air-Conditioning (Part)
- Powder Coated Metal Double Glazed Windows
- LED Lights
- Underfloor Heating
- Passenger Lift
- Secure Intercom Access
- Modern Kitchenette

ACCOMMODATION

The property has the following floor area (GIA):

Floor	Accommodation	m ²	Sq ft
First Floor	Office	84.7	911.7

CAR PARKING

There are two allocated car parking spaces within the parking area at the rear of the property.

TERMS

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

RENT

Our client is seeking a rent of £18,000 per annum exclusive.

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 2026 being:

Offices and Premises - £16,500

The current UBR is 43.2p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

EPC

The property is currently being reassessed.



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

Will Giles
William Hinckley
01227 763663

Details updated April 2026



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, and 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.