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Land & Property Experts



TO LET
SERVICED OFFICE ACCOMMODATION

37 ST MARGARETS STREET, CANTERBURY

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SERVICED OFFICE ACCOMMODATION (TO BE REFURBISHED)

TO LET

15 – 170.9 m² (162 – 1,839 sq ft)

- Available on Easy-In Easy-Out All Inclusive Terms
- Prominent City Centre Location
- Allocated Car Parking (by separate negotiation)
- Suitable for Variety of Uses

Viewings strictly by appointment
via sole agents:

William Hinckley or
Will Giles
01227 763663

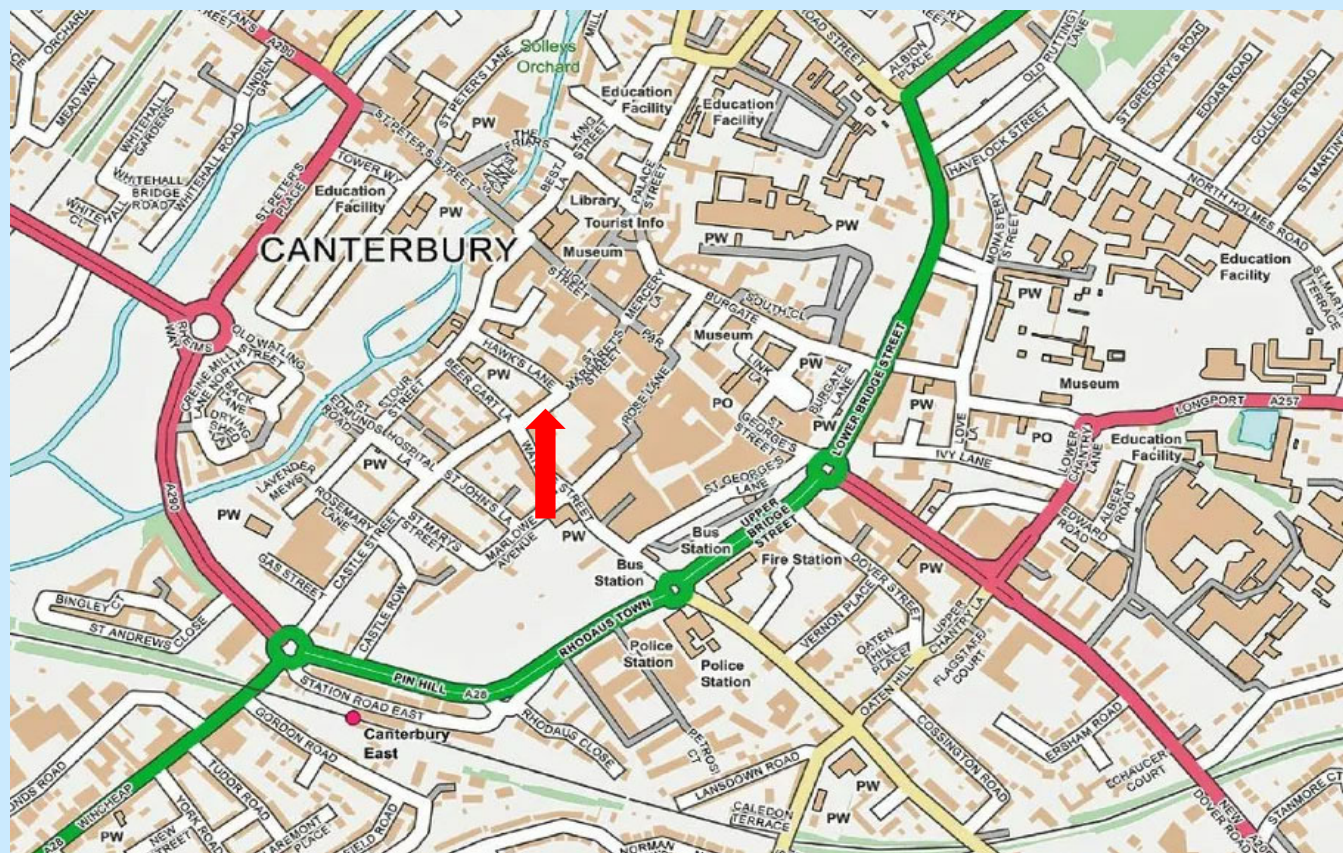
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LOCATION

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 an attractive period building in a prime city centre location. It is currently undergoing refurbishment works and once finished the property will provide a selection of modern office suites. The offices benefit from the following features:

- Central heating
- Carpet Tiles or Vinyl Flooring
- Shared Toilet and Kitchen Facilities

SCHEDULE OF ACCOMODATION & RATES

The property will have the following approximate floor areas (NIA);

Office	Area		Desks	Rent		Availability
	m ²	sq ft		£pcm	£pa	
6	15.0	161.5	2-3	£410	£4,920	LET
7	15.8	170.1	2-3	£430	£5,160	LET
8	18.2	196	2-3	£490	£5,880	LET
9	17.2	185	2-3	£460	£5,520	UNDER OFFER
10	21.2	228.2	3-4	£570	£6,840	UNDER OFFER
11	25.1	270.2	3-4	£680	£8,160	AVAILABLE
12	25.2	271	3-4	£680	£8,160	AVAILABLE
13	33.2	357	4-5	£890	£10,680	LET

*Office 13 will benefit from its own separate entrance.

TERMS

The office suites are available on easy-in easy-out terms subject to an inclusive rent, payable monthly in advance, covering heating, lighting, electricity, Wi-Fi, cleaning of communal areas and buildings insurance. Rent is exclusive of business rates and VAT, if applicable.

DEPOSIT

A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

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.



Suite 9



Suite 12



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

William Hinckley
Will Giles
01227 763663

Details updated July 2026

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. The Rateable Value for each suite will have to be reassessed once the refurbishment works are complete. Each suite will have an individual rating assessment.

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 whole building is currently assessed within Band E (106).



EXISTING FLOOR PLAN



*Not to Scale



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.