



TO LET
IMPRESSIVE PERIOD OFFICE BUILDING

**WESTGATE HOUSE, 87 ST DUNSTANS STREET,
CANTERBURY**

WESTGATE HOUSE
87 ST DUNSTAN'S STREET
CANTERBURY
KENT
CT2 8AE

Grade II Listed Period Building
conveniently positioned close to
city centre and west station

TO LET

645.7 m² (6,951 sq ft)

- **Prominent Location**
- **Close to Canterbury West Station**
- **Excellent Natural Light**
- **Central Heating**
- **Attractive Rear Garden**
- **Private Parking for 18-20 cars**

Viewings strictly by appointment
via sole agents:

William Hinckley or

Will Giles

01227 763663

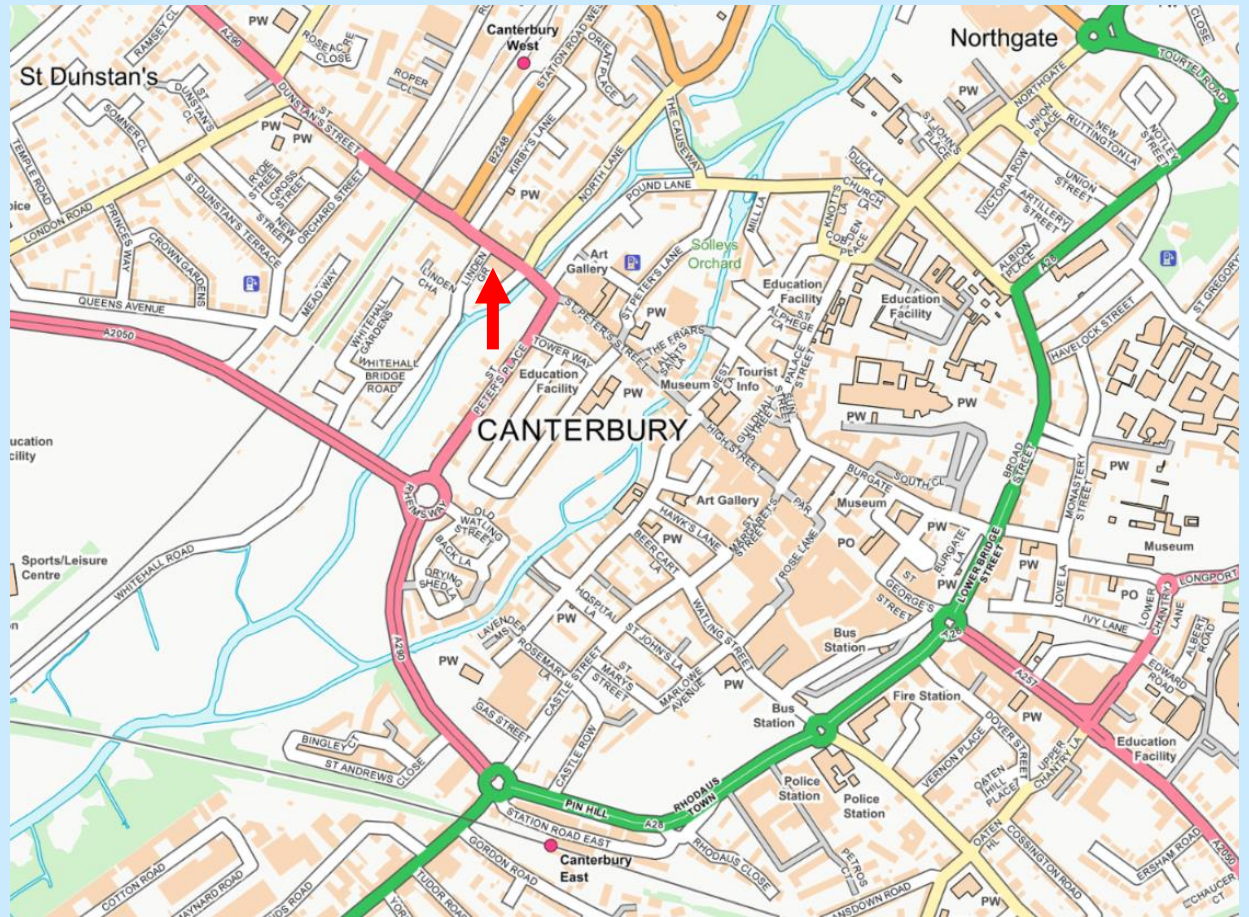


LOCATION

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 is situated on St Dunstan's Street in a busy location connecting the city centre with Canterbury West station via the Westgate Towers. It is within a parade of local shops, restaurants and bars, with nearby occupiers including Sainsburys, Café des Amis, The Pound, A La Turka, The Bishop's Finger and The Fallstaff Hotel.



DESCRIPTION

The property comprises an impressive Grade II Listed, period building providing a mixture of cellular and open office areas arranged on the ground and two upper floors, with useful storage areas in the basement.

Internally, the building has an impressive entrance hall and central feature staircase with most offices having attractive period features including high ceilings and large sash windows. The property will be redecorated and benefits from the following:

- Central heating
- Entry phone system
- Excellent natural light
- Private parking area
- Attractive rear garden

ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
Second	Offices, Staff & Stores	135.1	1,454
First	Offices & Stores	193	2,078
Ground	Offices & Stores	172.6	1,858
Basement	Stores	145.0	1,561
TOTAL		645.7	6,951

TERMS

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

RENT

Our clients are seeking a rent of £85,000 per annum, exclusive of rates, utilities and VAT (if applicable).

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.





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 May 2026

BUSINESS RATES

The current Rateable Value (RV) for this property is shown on the Valuation Office website as follows:

Office & Premises - £52,000

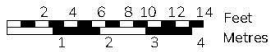
The UBR multiplier for the year 2026/2027 is 48.0p. Further details available from the agent or the VOA website.

EPC

To Be Assessed.



FLOOR PLANS

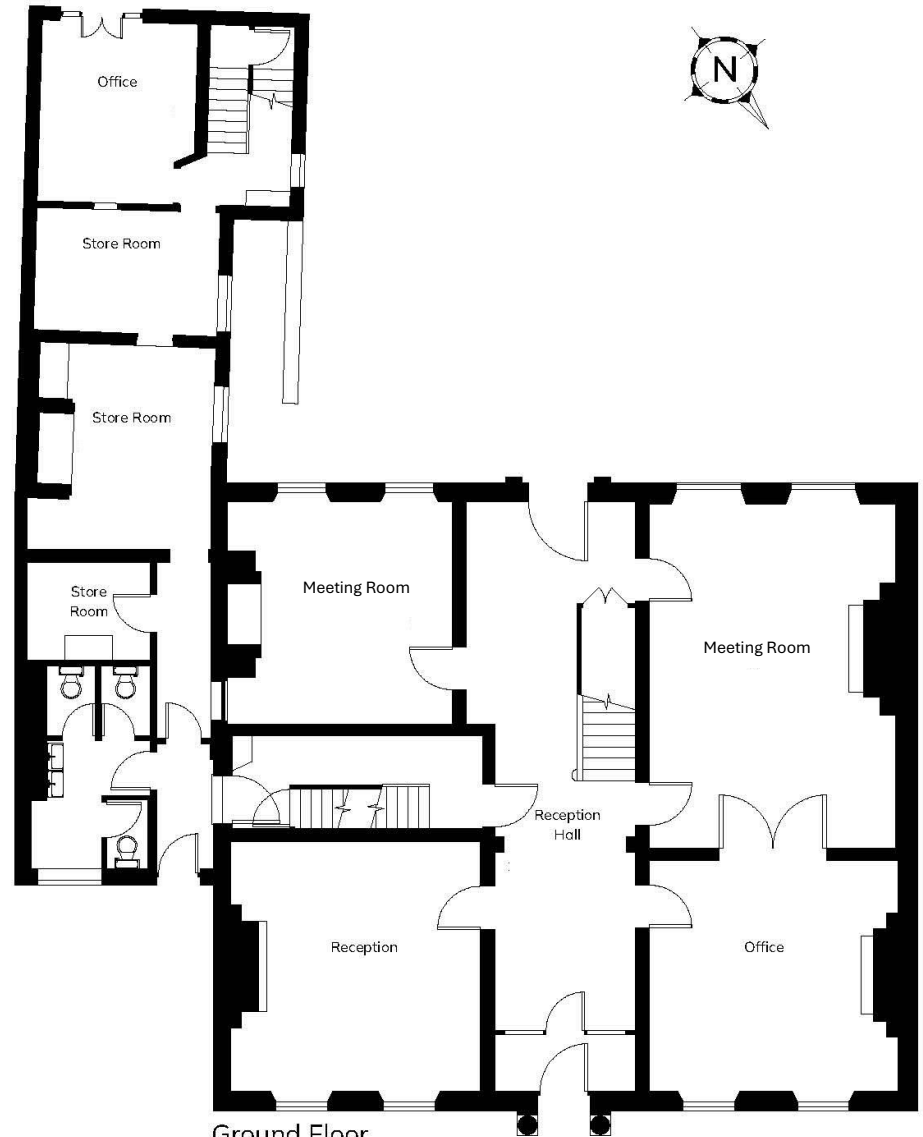


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Cellar Floor



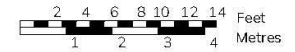
Ground Floor



***Not to scale**

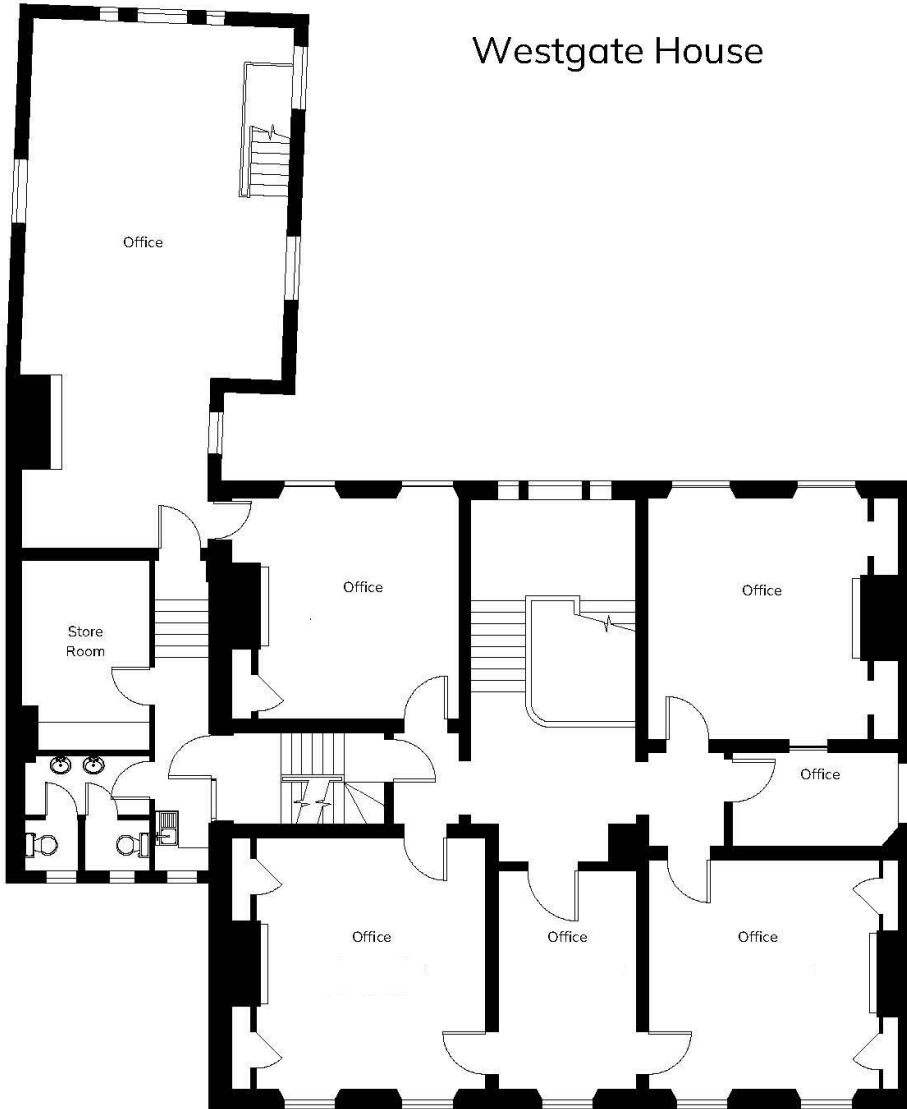
FLOOR PLANS

Westgate House



For Identification Purposes Only.

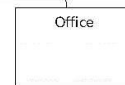
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First Floor



Second Floor



*Not to scale



