



**TO LET**  
**MODERN OFFICE SUITE**

**17B MILL STUDIO, STOUR STREET, CANTERBURY**

**17B MILL STUDIO  
STOUR STREET  
CANTERBURY  
KENT CT1 2NR**

**Modern Self-Contained First  
Floor Office**

**TO LET**

**42.2 m<sup>2</sup> ( 454 sq ft)**

- **Convenient City Centre Location**
- **Close Proximity to Canterbury High Street**
- **A Short Walk from Canterbury East and West Train Stations**
- **LED Lighting**
- **Electric Heaters**

**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 end of Stour Street, situated in the heart of Canterbury's main business area, being a short walk from the High Street. The property is within easy reach of both Canterbury East and Canterbury West train stations as well as the central bus station and many of the city's public car parks.

**DESCRIPTION**

The property comprises a modern self-contained first floor office suite within an attractive period building, accessed via a private staircase off Stour Street.

The property benefits from the following features:

- Modern LED Lighting
- Electric Heating
- Velux Double Glazed Windows
- Modern Kitchenette
- Demised W/C Facilities

**ACCOMMODATION**

The property has the following floor area (GIA):

Floor	Accommodation	m <sup>2</sup>	Sq ft
First Floor	Office	42.2	454

**TERMS**

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

**RENT**

Our client is seeking a rent of £12,000 per annum (inclusive of service charge contribution).

**DEPOSIT**

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

## BUSINESS RATES

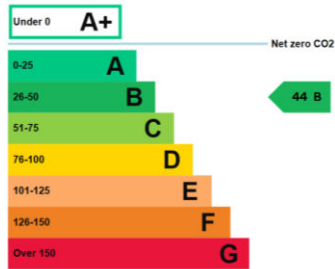
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

**Offices and Premises - £8,700**

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 has a current rating in Band B



## 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 created June 2026





MILL STUDIO

J.C.  
LOCK & SAFE  
20105  
23447

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.