btf

Land & Property Experts

TO LET

MODERN OFFICE SUITE

17B MILL STUDIO, STOUR STREET, CANTERBURY

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STOUR STREET
CANTERBURY
KENT CT1 2NR

Modern Self-Contained First Floor Office

TO LET

42.2 m² (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

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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	m²	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).

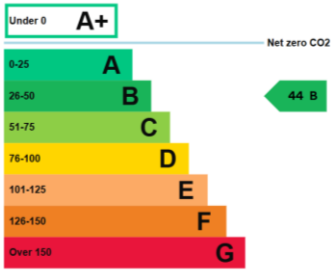
DEPOSIT
A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

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:

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Details created June 2026

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