



**TO LET**  
**FIRST FLOOR OFFICE SUITE**

**27 WATLING STREET, CANTERBURY**

# First Floor Office 27 Watling Street Canterbury Kent CT1 2UD

## Modern Office Suite in the Heart of Canterbury

### TO LET

From 37.5 m<sup>2</sup> (404 sq ft) approx.

- City Centre Location
- Attractive Period Building
- Excellent Natural Light
- 24/7 Access
- Shared Use of Meeting Room

Viewings strictly by appointment via  
sole agents:

Will Giles or  
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 situated on the west side of Watling Street, in a convenient position in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents. It is within a short walk from the city's main shopping and restaurant area, several public car parks, the bus station and both train stations.

### DESCRIPTION

27 Watling Street is an attractive period building arranged over ground and two upper floors. The available accommodation comprises a modernisd first-floor office arranged in two rooms which are finished to a good standard including;

- Modern Heating
- LED Lighting
- New Carpet tiles
- Intercom Access
- Shared Toilet and Kitchen Facilities
- Shared Use of Meeting Room

The offices have shared use of a meeting room and communal kitchen and WCs.

### ACCOMMODATION

The property has the following floor areas (NIA):

| Floor | Accommodation | m <sup>2</sup> | sq ft |
|-------|---------------|----------------|-------|
| First | Office        | 37.5           | 404   |

### TERMS

The offices are available to let on new effective full repairing and insuring lease for a term to be agreed.

### RENT

£7,200 per annum exclusive of rates, service charges and VAT (if applicable).

### DEPOSIT

A deposit will be held by the landlord for the duration of the term.

### **SERVICE CHARGE**

The tenant will be required to pay a service charge covering utilities, a proportion of cost of the maintenance, cleaning, heating and lighting of the building and communal areas and buildings insurance. Further details available upon request.

### **BUSINESS RATES**

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

#### **First Floor Office – Offices and Premises - £11,000**

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**

A copy of the EPC can be made available upon request.



### **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.

### **AGENTS NOTE**

The Directors of BTF Partnership have a beneficial interest in this property.

### **VIEWINGS**

Strictly by appointment through Sole Agents:

### **BTF**

Will Giles  
William Hinckley  
**01227 763663**

Details created August 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, 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.