Land & Property Experts



TO LET

REFURBISHED OFFICE SUITE

FIRST FLOOR MIDDLE, 81-82 CASTLE STREET, CANTERBURY

First Floor Middle
81-82 Castle Street
Canterbury
Kent
CT1 2QD

Refurbished Office Suite in the Heart of Canterbury

TO LET

From 31.3 m² (336 sq ft) approx.

- **Central Location**
- **Attractive Period Building**
- **Modern Lighting**
- **Central Heating**

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 in a convenient position on the corner of Castle Street and Beer Cart Lane, in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents. It is within a short walk from the High Street, several public car parks and both Canterbury East and Canterbury West train stations.

DESCRIPTION
The property comprises a first-floor office within an attractive period building which has been refurbished and is accessed from a dedicated entrance in Beer Cart Lane. The office is finished to a good modern standard including:

- Central heating
- Modern lighting
- Carpet tiles
- Door entry system
- Access 24 hours a day, 7 days a week

The offices have shared use of communal kitchen and WC facilities.

ACCOMMODATION
The following offices are available (NIA):

Floor	Accommodation	m²	sq ft
First	Middle Office	31.3	336

TERMS
The office is available to let on a new effective full repairing and insuring lease for a term to be agreed.

RENT
Our client is seeking a rent of **£5,400 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 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 Middle Office – Office and Premises - £7,000

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.





CAR PARKING
Car parking may be available by separate negotiation. Further details 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.

VIEWINGS
Strictly by appointment through Sole Agents:

BTF

William Giles
01227 763663

Details amended November 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.