btf

Land & Property Experts



TO LET

SELF-CONTAINED OFFICE SUITE

33 ST GEORGES PLACE, CANTERBURY

33 St Georges Place
Canterbury
Kent
CT1 1UT

Self Contained Office Suite in Prominent Position

TO LET

197.2 m² (2,122 sq ft)

- **Close to City Centre**
- **Attractive Period Building**
- **Intercom Access**
- **5 Allocated Car Parking Spaces**

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 prominent position along St Georges Place (the A257), a main road into Canterbury City Centre, popular with professional services firms such as solicitors and insurance brokers. The office is a short walk away from the city's main shopping area, bus station and Canterbury East Railway Station.

DESCRIPTION
The property comprises a self-contained period office building arranged over first, second, third and basement floors providing offices and storage space. The offices will be finished to a good modern standard benefiting from the following:

- LED lighting
- Carpet tiles
- Intercom access
- Five allocated car parking spaces
- Demised Kitchen and W/C facilities

ACCOMMODATION
The property has the following floor areas (NIA):

Floor	Accommodation	m²	sq ft
Basement	Storage	63	678
First	Office and staff	58.1	625
Second	Office and staff	63.1	679
Third	Office and staff	13	140
Total:		**197.2**	**2,122**

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

RENT
Our client is seeking a rent of **£28,000 per annum** exclusive of rates, service charges and VAT (if applicable).

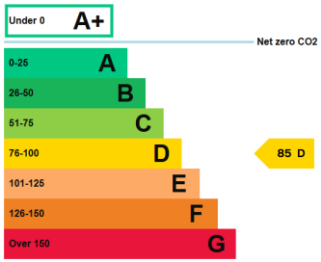
DEPOSIT
A deposit will be held by the landlord for the duration of the term.

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

Basement – Storage - £4,650
First Floor - Offices & Premises - £9,400
Second Floor – Offices & Premises - £8,100
5no. Car Parking Spaces - £3,000

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
The property has a current rating in Band D.







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 October 2026



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