btf

Land & Property Experts



TO LET

MODERN SERVICED OFFICE SUITES

MARLOWE BUSINESS CENTRE, ORANGE STREET, CANTERBURY

Marlowe Business Centre
Orange Street
Canterbury
Kent
CT1 2JA

Modern Office Suites in the Heart of Canterbury

TO LET

14.7 –74.2 m² (158 - 799 sq ft) approx.

- **Available on Easy-In Easy-Out All Inclusive Terms**
- **24/7 Access**
- **Walking Distance of Canterbury West Railway Station**

Viewings strictly by appointment via sole agents:

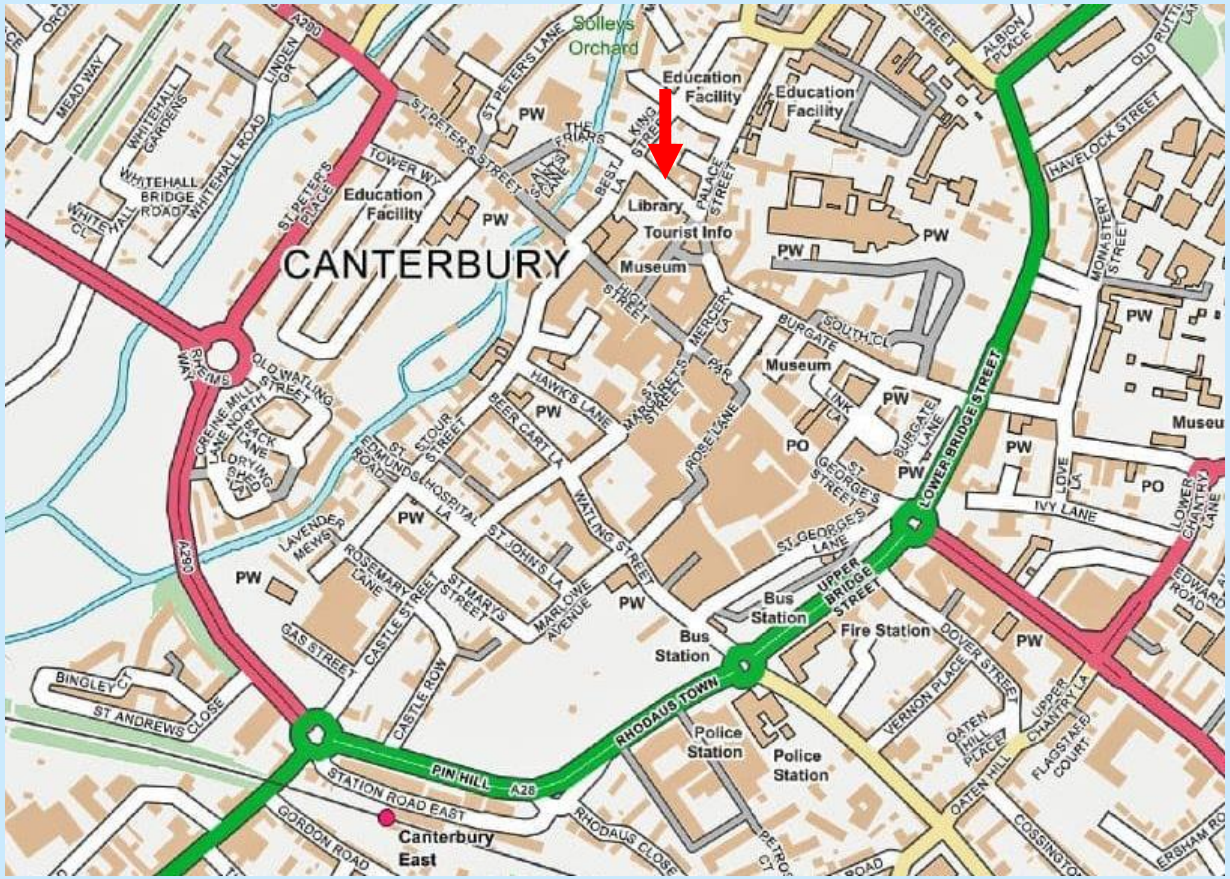
Will Giles or
William Hinckley
01227 763663

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 located on Orange Street in the heart of the city centre, close the many shops and restaurants, Canterbury's Beany Museum and the Marlowe Theatre. The property is within walking distance of Canterbury West Station, the Bus Station and several of the city's public car parks.



DESCRIPTION
The available accommodation comprises modern offices within this period building, which benefit from the following features:

- Modern LED Lighting
- Modern Electric Heaters
- Air conditioning
- Carpet Tiles
- Shared Toilet and Kitchen Facilities
- 24 / 7 Access

SCHEDULE OF ACCOMODATION & RENTS

Office	Area		Desks	Rent		Availability	Rateable Value (April 2026)
	m^2	sq ft		£pcm	£pa		
Basement Front	8.9	95	1-2	-	-	LET	£1,025
Basement Rear	21.8	235	3-4	£375	£4,500	AVAILABLE	£2,550
1	16.9	181	2-3	-	-	U/O	£5,500
2	13.5	145	2	-	-	LET	£3,950
3	15.7	169	2-3	-	-	LET	£4,950
4	14.7	158	2	£425	£5,100	AVAILABLE	£4,950
5	17.6	190	3	£510	£6,120	AVAILABLE	£5,100
6	16.2	175	2-3	-	-	LET	£4,950
7	15.8	170	2-3	-	-	LET	£4,950
8	20.1	216	3	£575	£6,900	AVAILABLE	£5,800
9	24.4	262	3-4	-	-	LET	£7,100
10	15.5	167	2	-	-	LET	£4,950
10a	19.4	209	2-3	-	-	LET	£5,600
11	14.7	158	2			LET	£4,100
12	12.4	133	1-2	-	-	LET	£3,000
13	11.0	118	1-2	-	-	LET	£3,500
14	20.0	215	3	-	-	LET	£5,700
15	26.0	280	4	-	-	LET	£7,100
16 (2nd floor)	30.6	329	5	-	-	LET	£2,800
17 (2nd floor)	12.4	134	2	-	-	LET	£1,225



TERMS
The office suites are available on easy-in easy-out terms subject to an inclusive rent, payable monthly in advance, covering heating, lighting, electricity, cleaning of communal areas and buildings insurance.

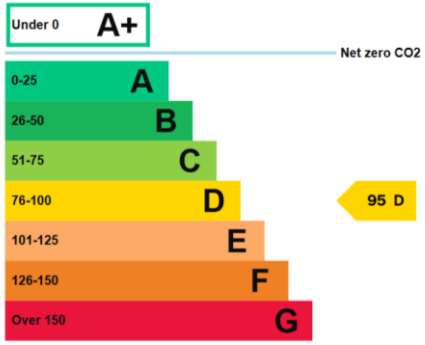
BUSINESS RATES
The Tenant will be responsible for the payment of business rates, with each suite having an individual rating assessment (see table).

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.

DEPOSIT
A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

BROADBAND AND TELECOMS
Broadband is available via the on-site telecom provider, which is available via a separate contract to be organised directly with the provider. Further details available on request.

EPC
The property has achieved an EPC rating of band D (95).




Suite 4


Suite 8

LEGAL COSTS
The Landlord's agent charges a Tenancy Administration fee of £120 plus VAT for preparing each Tenancy at Will, which will be collected from each occupier prior to occupation.

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.

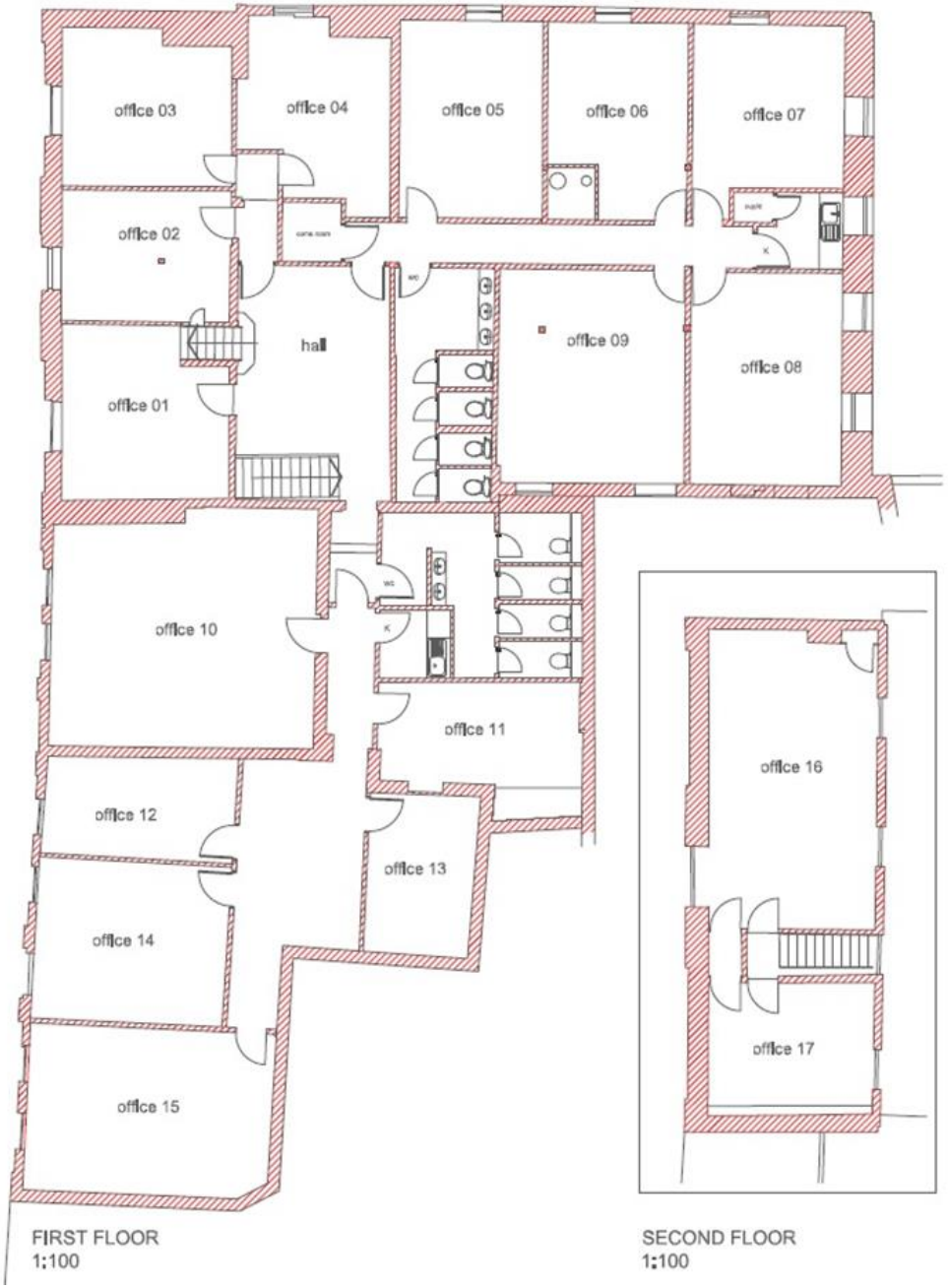
VIEWINGS
Strictly by appointment through Sole Agents:

BTF

Will Giles
01227 763663

Details amended November 2026

FLOOR PLANS


office 03
office 04
office 05
office 06
office 07
office 02
hall
office 09
office 08
office 01
office 10
office 11
office 12
office 13
office 14
office 15
office 16
office 17
FIRST FLOOR
1:100
SECOND FLOOR
1:100



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