btf

Land & Property Experts



TO LET

PERIOD OFFICE BUILDING

16 DOVER STREET, CANTERBURY

16 Dover Street
Canterbury
Kent
CT1 3HD

Self-contained period office building

TO LET

86.6 m² (931 sq ft)

- **Attractive Period Building**
- **Allocated Car Parking**
- **Walking Distance to High Street and Canterbury Railway Stations**

Viewings strictly by appointment via sole agents:

William Giles or
William Hinckley
01227 763663

LOCATION
The property is situated on Dover Street, between St George's Place and Old Dover Road, just outside the city walls.

It is situated close to Canterbury city-centre and within a short walking distance of Canterbury East Station, Canterbury West Station and the Central Bus Station.

DESCRIPTION
The property comprises a self-contained period office building arranged over ground, first and second (attic) floors, providing offices and storage with the benefit of kitchenette and toilet facilities. The property has the additional benefit of two allocated car parking spaces to the rear.and has the following features:

- Electric Heating
- Modern Lighting
- Carpeting
- Two Allocated Car Parking Spaces

ACCOMMODATION
The property has the following availability (NIA):

Floor	Accommodation	m²	sq ft
Ground	Office and staff	32.1	345
First	Office and staff	32.9	354
Second	Storage	21.6	232
Total:		**86.6**	**931**

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

RENT
£15,000 per annum.

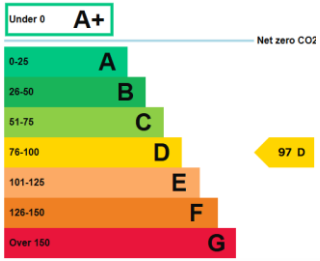
DEPOSIT
The tenant will be required to provide a deposit which will be held by the Landlord for the duration of the term.
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BUSINESS RATES
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Office and Premises - £12,750

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

William Giles
William Hinckley
01227 763663

Details amended October 2026


Suite 3


Suite 4



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.