btf

Land & Property Experts



TO LET

SECOND FLOOR OFFICE SUITE

GRAYLAW HOUSE, 20-22 WATLING STREET, CANTERBURY

Second Floor Office,
Graylaw House,
20-22 Watling Street,
Canterbury,
Kent, CT1 2UA

Refurbished Modern Office Suite in the Heart of Canterbury

TO LET
221 m² (2,383 sq ft)

- **City Centre Location**
- **7 Allocated Parking Spaces**
- **Air Conditioning**
- **Video Entryphone System**
- **Lift Access**

Viewings strictly by appointment via sole agents:

William Giles or
William Hinckley
01227 763663

LOCATION
The historic cathedral city of Canterbury is located 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 positioned in the centre of the city within the main business area, popular with Solicitors, Accountants and Estate Agents and a short walk form the city's main shopping and restaurant area and within easy reach of both railway stations, the central bus station and various public car parks.

DESCRIPTION
Graylaw House is a modern building arranged on ground and two upper floors which was refurbished a little over 5 years ago. The available suite is located on the second floor and accessed from a communal entrance lobby accessed from Watling Street with a passenger lift and stairs . The suite will provide an attractive open-plan layout with the following features:

- Air Conditioning
- Suspended Ceilings with LED Lighting
- Passenger Lift
- Video Entryphone System
- Disabled Toilet Facilities
- Central Heating
- 7 Allocated Parking Spaces
- Level Access From Rear Car Park

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

Floor	Accommodation	m²	sq ft	Rent pa
Second	Office	221	2,383	£56,000

TERMS
The office is available to let on a new effective Full Repairing and Insuring lease for a term to be agreed.

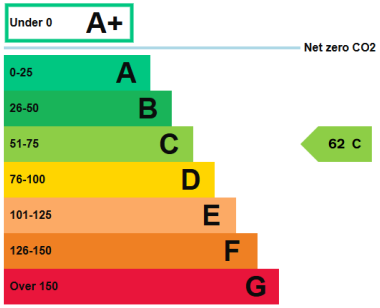
DEPOSIT
A deposit will be held by the Landlord for the duration of the term.

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

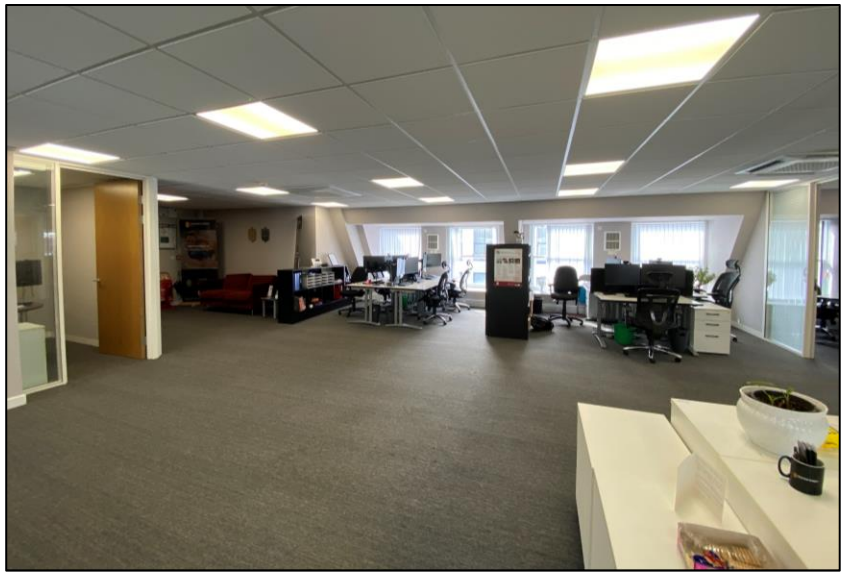
Second Floor - Offices & Premises - £49,750
Part Second Floor - Offices & Premises - £8,500
5no. Car Parking Spaces - £3,000
2no. Car Parking Spaces - £1,200

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 C







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 prepared September 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.