

**MODERN OFFICE SUITE****TO LET**

104.3 m² (1,123 sq ft) approx.

Suite A
The Clocktower
St George's Street
Canterbury
Kent
CT1 2LE

- Flexible Open Plan Office
- 2 Passenger Lifts
- Central Heating
- Excellent Natural Light
- Spacious Entrance Hall with Secure Entry System
- Allocated Car Parking (By Separate Negotiation)

LOCATION

The historic cathedral city of Canterbury is located around 60 miles south east 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 location on the corner of St George's Street and Canterbury Lane, within Canterbury City Centre. It is located close to 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

The Clocktower is a modern building arranged on ground and two upper floors. The available suite is located on the second floor and accessed from a modern entrance hall on Canterbury Lane. It provides an attractive open-plan office with the following features:

- Central Heating
- Raised Access Floors
- Suspended Ceilings with Integrated Modern Lighting
- Shared Kitchen Facilities
- Telephone Entry System
- Two Passenger Lifts

ACCOMMODATION

The suite has the following approximate floor areas:

Floor	Description	Area m ²	Area sq ft
Second	Offices	104.3	1,123

CAR PARKING

Car parking can be made available by separate negotiation. Please ask the agent for further details.

TERMS

The office is available to let by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

RENT

Our client is seeking a rent of £18,000 per annum (exclusive of service charge, rates and VAT).

DEPOSIT

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

SERVICE CHARGE

The incoming tenant will be required to pay a service charge to recover a proportion of cost of maintaining the building and communal areas.



RATES

The tenant will be responsible for their business rates in relation to the office. The rateable value (RV) of the property is shown on the Valuation Office website as follows:

Offices & Premises - £11,000

It is likely that the tenant may be eligible for small business rates relief. Further details are available from the agent or the Valuation Office Agency website.

EPC

The property has been assessed within Band D (84). A copy of the assessment can be made available upon request.

LEGAL COSTS

Each party to bear their own.

FINANCE ACT 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Occupiers should satisfy themselves independently as to VAT in respect of any transaction.

VIEWING

By appointment through the owner's sole agents:

BTF Partnership

William Hinckley
01227 763663

Details amended September 2021

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 Partners of BTF is available for inspection at each BTF Office.