



REFURBISHED OFFICE SUITES

TO LET

58.0 – 281.8 m² (624 – 3,033 sq ft)
approx.

**81-82 Castle Street
Canterbury
Kent
CT1 2QD**

- **Central Location**
- **Attractive Period Building**
- **Modern Lighting**
- **Central Heating**
- **Car Parking (by Separate Negotiation)**

LOCATION

The property is situated in a convenient position on the corner of Castle Street and Beer Cart Lane, in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents. It is within a short walk from the High Street, several public car parks and both Canterbury East and Canterbury West train stations.

DESCRIPTION

The property comprises an attractive period building which has been refurbished to provide a selection of office suites. The offices are accessed from a dedicated entrance in Beer Cart Lane and arranged on the first and second floors.

The offices are finished to a good modern standard including;

- Central Heating (second floor with air-conditioning)
- Modern Lighting
- Carpets
- Door Entry System
- Access 24 hours a day, 7 days a week

The suites have shared use of communal kitchen and WC facilities located on each floor.

TERMS

The suites are available to let on new effective full repairing and insuring leases for a term to be agreed.

ACCOMMODATION & QUOTING RENTS

The suites have the following floor areas and quoting rents:

Floor	Suite	Area m ²	Area sq ft	Rent £pa
First	Rear Right	58.0	624	£10,000
First	Rear Left	70.6	760	£12,000
Second	Rear	94.0	1,012	£15,000
Second	Front	59.2	637	£9,500
Total		281.8	3,033	£46,500

CAR PARKING

Car parking may be available by separate negotiation. Further details available upon request.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost of the maintenance, cleaning, heating and lighting of the building and communal areas and buildings insurance. Further details available upon request.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Values (RV) from April 2023 being:

First Rear Right	To be assessed	
First Rear Left	To be assessed	
Second Rear	Offices and Premises	£9,800
Second Front	Offices and Premises	£7,200

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

DEPOSIT

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

EPC

A copy of the EPC can be made available upon request.

FINANCE ACT 1989

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

LEGAL COSTS

Each party to bear their own.

VIEWINGS

By appointment only through the sole agents:

BTF Partnership

William Hinckley
Hector Nelson
01227 763663

Details amended January 2024



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