



## REFURBISHED OFFICE SUITES

## TO LET

59.2 – 153.2 m<sup>2</sup> (637 – 1,649 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 accessed from a dedicated entrance in Beer Cart Lane.

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 available suites have the following floor areas:

Floor	Suite	Area m <sup>2</sup>	Area sq ft	Rent £pa
Second	Rear	94.0	1,012	£15,000
Second	Front	59.2	637	£9,500
<b>Total</b>		<b>153.2</b>	<b>1,649</b>	<b>£24,500</b>

## 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.

## DEPOSIT

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

## CAR PARKING

Car parking may be available by separate negotiation. 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:

<b>Second Rear</b>	<b>Offices and Premises</b>	<b>£9,800</b>
<b>Second Front</b>	<b>Offices and Premises</b>	<b>£7,200</b>

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.

## 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  
Will Giles  
**01227 763663**

Details amended June 2024



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.