



INDIVIDUAL OFFICE SUITES

TO LET

8.1 – 82.1 m² (87 – 884 sq. ft) approx.

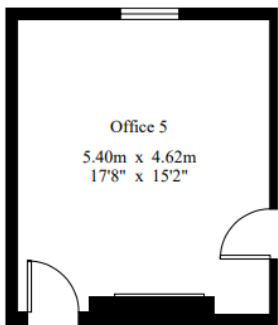
Lullingstone House Offices
Lullingstone Court
St Johns Lane
Canterbury
Kent
CT1 2NX

- **Attractive Period Building**
- **Available on Easy-In Easy-Out All Inclusive Terms**
- **24/7 Access**
- **Walking Distance of Canterbury East Train Station**

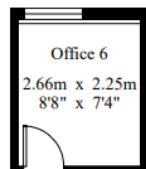
INDICATIVE FLOOR PLANS

Lullingstone House Offices

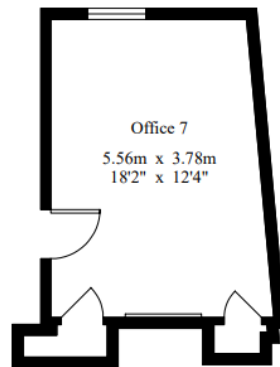
- Office 4 - Gross Internal Area : 27.1 sq.m (291 sq.ft.)
- Office 5 - Gross Internal Area : 24.1 sq.m (259 sq.ft.)
- Office 6 - Gross Internal Area : 6.0 sq.m (64 sq.ft.)
- Office 7 - Gross Internal Area : 22.3 sq.m (240 sq.ft.)
- Office 8 - Gross Internal Area : 33.6 sq.m (361 sq.ft.)
- Office 9 - Gross Internal Area : 23.9 sq.m (257 sq.ft.)



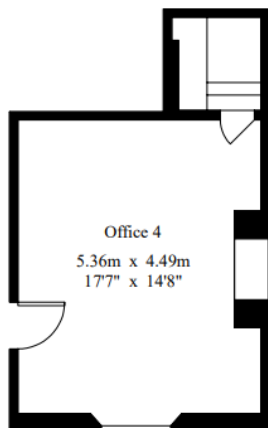
First Floor



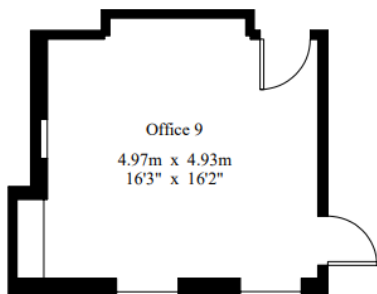
First Floor



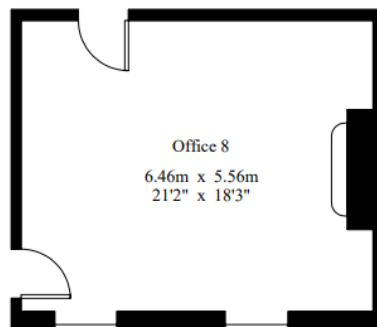
First Floor



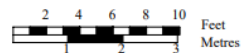
Ground Floor



First Floor



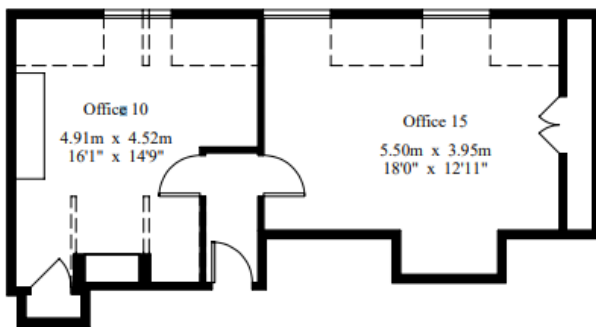
First Floor



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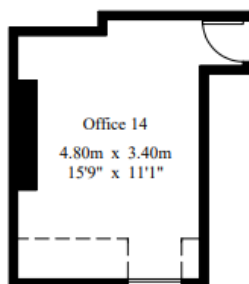
Lullingstone House Offices

- Office 10 - Gross Internal Area : 18.8 sq.m (202 sq.ft.)
- Office 11 - Gross Internal Area : 19.2 sq.m (206 sq.ft.)
- Office 12 - Gross Internal Area : 8.1 sq.m (87 sq.ft.)
- Office 13 - Gross Internal Area : 10.3 sq.m (110 sq.ft.)
- Office 14 - Gross Internal Area : 15.8 sq.m (170 sq.ft.)
- Office 15 - Gross Internal Area : 23.2 sq.m (249 sq.ft.)

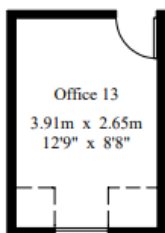


Second Floor

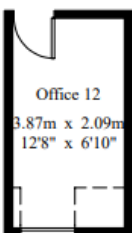
----- Restricted Height



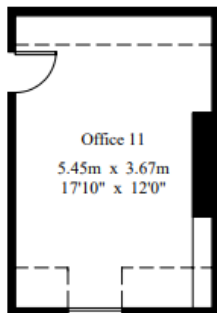
Second Floor



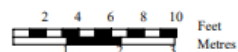
Second Floor



Second Floor



Second Floor



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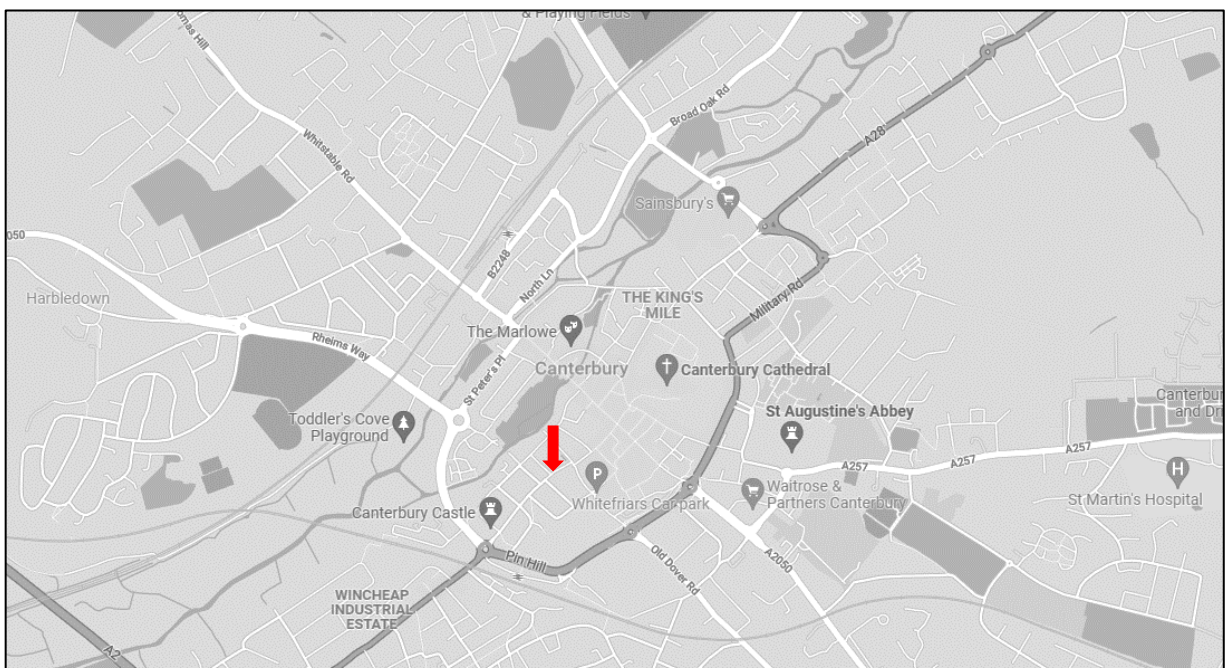
DESCRIPTION

The available accommodation comprises a variety of modern office suites on the ground, first and second floors of this period building, benefitting from the following features:

- Modern Lighting
- Carpets
- Intercom System Access to Each Suite
- Shared Toilet and Kitchen Facilities
- 24/7 Access

SCHEDULE OF ACCOMMODATION & RENTS

Suite	Area		Floor	Rent		Availability	Rateable Value (2023)
	m ²	sq ft		£pcm	£pa		
3	23.0	248	Ground	£620	£7,440	AVAILABLE	£6,500
4	27.1	292	Ground	£730	£8,760	AVAILABLE	£6,000
5	24.1	259	First	£605	£7,260	LET	£3,650
6	6.0	65	First	£200	£2,400	LET	£4,950
7	22.3	240	First	£560	£6,720	LET	£5,100
8	33.6	362	First	£845	£10,140	LET	£7,600
9	23.9	257	First	£600	£7,200	AVAILABLE	£6,700
10	18.8	202	Second	£440	£5,280	LET	£3,650
11	19.2	206	Second	£445	£5,340	UNDER OFFER	£3,150
12	8.1	87	Second	£200	£2,400	AVAILABLE	£1,500
13	10.3	111	Second	£240	£2,880	LET	£1,950
14	15.8	170	Second	£370	£4,440	LET	£3,150
15	23.2	249	Second	£540	£6,480	LET	£4,500



LOCATION

The historic cathedral city of Canterbury is 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 located in a convenient position to the rear of 5 Castle Street with access via Lullingstone Court. It is situated in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents.

The property is within a short walk from the High Street, several public car parks and both Canterbury East and Canterbury West train stations.



TERMS

The suites are available on flexible easy-in easy out terms.

All quoted rents are paid monthly in advance and are inclusive of a service charge provision that covers all utility costs and building insurance, but are exclusive of business rates, telecoms and VAT.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with each suite having an individual rating assessment (see table).

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.

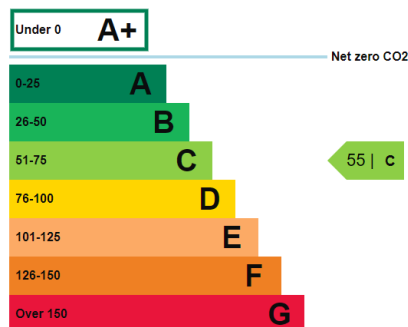
DEPOSIT

A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

LEGAL COSTS

The Landlord's agent charges a Tenancy Administration fee of £100 plus VAT for preparing each Tenancy at Will, which will be collected from each occupier prior to occupation.

EPC



FINANCE ACT 1989

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



VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley
Will Giles
01227 763663

Details amended July 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.