

btf

Land & Property Experts



MODERN OFFICE SUITE – TO LET

ORCHARD HOUSE, CANTERBURY

**ORCHARD HOUSE,
ORCHARD STREET,
CANTERBURY, KENT, CT2 8AJ**

Modern Open Plan Office Suite

TO LET

230.6 m²

2,482 sq. ft

- **Central Heating**
- **Passenger Lift**
- **Allocated Car Parking**
- **Excellent Natural Light**
- **Walking Distance of Canterbury West Train Station**

Viewings strictly by appointment via sole agents:

William Hinckley or Will Giles

01227 763663

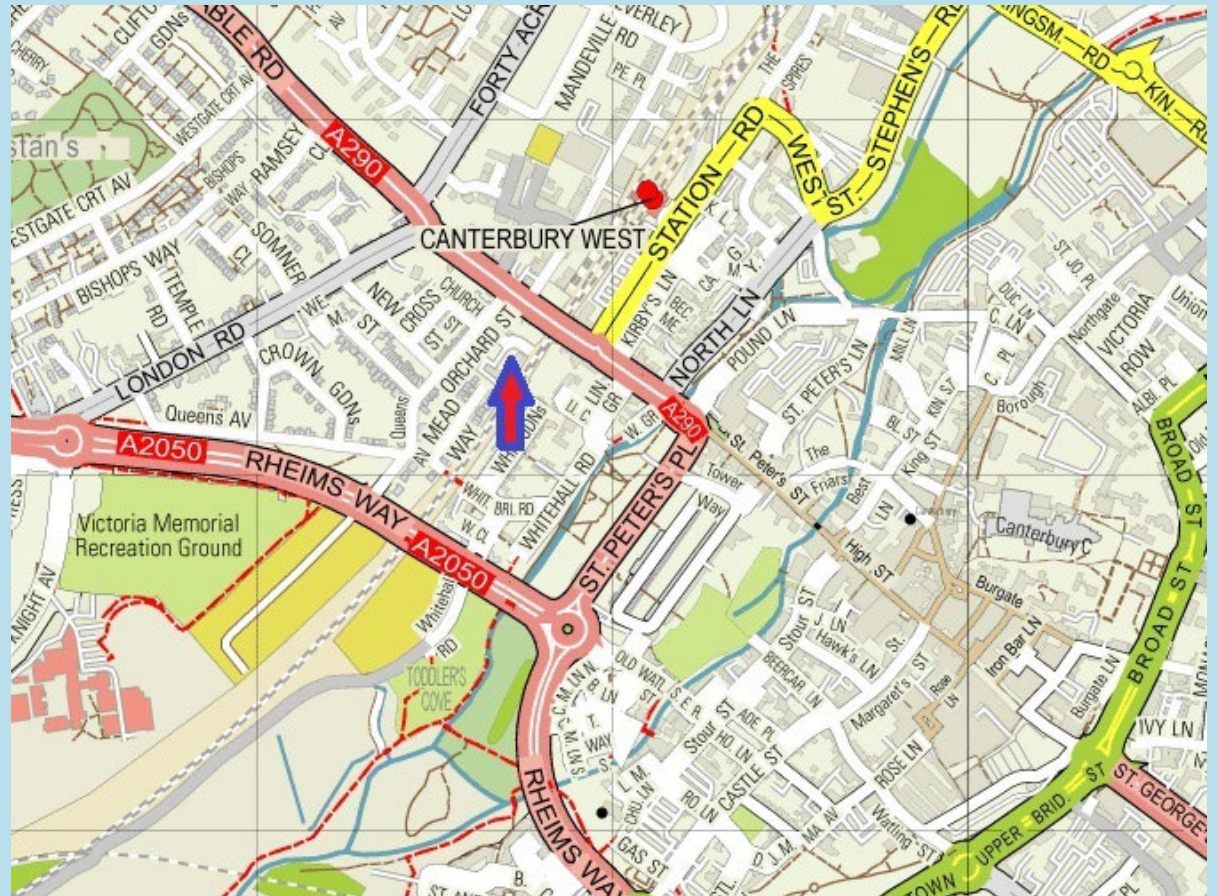


LOCATION

Canterbury is around 60 miles south east of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

Orchard House is situated on the south side of Orchard Street, just off St Dunstan's Street and to the west of Canterbury City Centre. It is within walking distance of the High Street and Canterbury West Station.



DESCRIPTION

Modern first floor office suite in a quiet courtyard setting.

The suite is accessed via a communal entrance lobby with a passenger lift and plans for a new W/C layout. Please see the layout plan below. Work is to commence shortly.

The office is being refurbished to a good modern standard, including:

- Suspended Ceilings with integral LED lights
- Perimeter Trunking
- Secondary Glazing
- Entry Phone System
- Kitchen and toilet facilities within each suite
- Attractive courtyard
- Secure car park with allocated spaces

ACCOMODATION

The property currently has the following available office accommodation (NIA):

Suite	Floor	Area m ²	Area sq ft	Car Spaces
4	First	230.6	2,482	8

CAR PARKING

Further Car parking spaces are available by separate negotiations, further details are available from the agents.

TERMS

The suite is available to let on a new effective full repairing and insuring lease for a term to be agreed.

Suite	Floor	Rent Per Annum
4	First	£48,000

The above rent is exclusive of service charge, utilities, rates, and VAT (if applicable).

SERVICE CHARGE

The tenant will be required to pay a service charge as a contribution towards the cost of maintenance and repair of the building and communal areas. Further details are available from the agents.

BUSINESS RATES

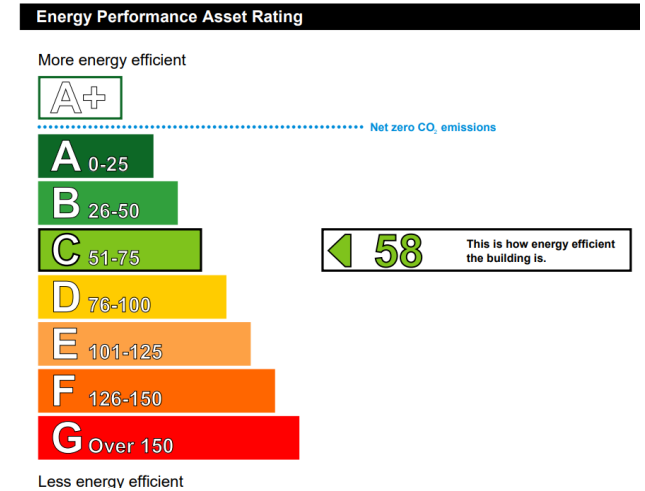
The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Suite	Description	Rateable Value
4	Office and Premises	£35,000

The current UBR is 49.9p. Interested parties are advised to confirm these figures via the VOA website.

EPC

The property has the following EPC assessment:



PLANS & BOUNDARIES

Any plans provided are for identification purposes only.

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

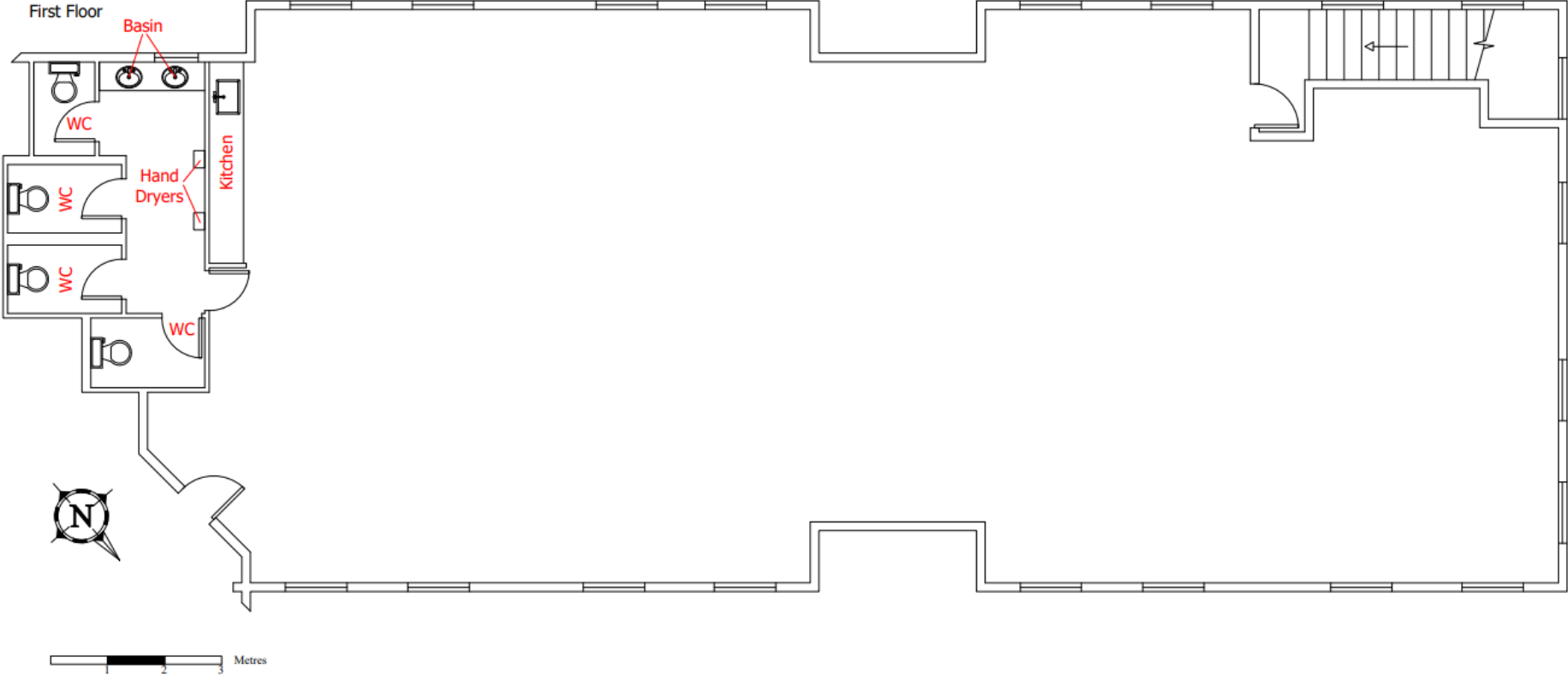
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FLOOR PLAN



Suite 4 plan reflecting the new W/C layout.

Plans Not To Scale.



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