

**INDIVIDUAL OFFICE SUITE****TO LET**

21 m² (228 sq. ft) approx.

**27 Castle Street
Canterbury
Kent
CT1 2PX**

- **Available on Easy-In Easy-Out All Inclusive Terms**
- **24/7 Access**
- **Walking Distance of Canterbury East & West Train Stations**
- **Allocated Car Parking (by Separate Negotiation)**

LOCATION

The property is situated in a prominent position on the eastern end of Castle Street. It is located in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents and 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 provides a modern office suite within an attractive period building. The office shares use of communal kitchen and toilet facilities and benefit from the following features:

- Central Heating
- Modern Lighting
- Carpets
- Door Entry System
- Shower
- Bicycle Storage

TERMS

The suite is available on flexible easy-in easy-out terms.

The quoted rent is paid monthly in advance and is inclusive of a service charge provision that covers all utility costs and buildings insurance, but is exclusive of business rates, telecoms and VAT.

SCHEDULE OF ACCOMMODATION & RENT

Floor	Suite	Availability	Area sq ft	Rent £pcm	Rent £pa
Ground	G1	LET	221	-	-
	G2	LET	145	-	-
	G3	LET	133	-	-
First	1	LET	1,165	-	-
Second	2.1	LET	418	-	-
	2.2	LET	215	-	-
	2.3	LET	300	-	-
Third	3.1	AVAILABLE	228	£430	£5,160
	3.2	LET	200	-	-
	3.3	LET	318	-	-

CAR PARKING

Car parking may be available by separate negotiation in the car park to the rear of the property. Please speak to the agent for further information.

ACCESS

Access is 24 hours a day, 7 days a week.

EPC

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

DEPOSIT

A deposit 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.

BUSINESS RATES

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

Suite 3.1: Offices and Premises - £3,800

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.

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
William Giles
01227 763663

Details amended May 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.