



# AIR-CONDITIONED OFFICE BUILDING TO LET

82.8 m<sup>2</sup> (891 sq ft) approx.

**Chantry Yard  
33B King Street  
Canterbury  
CT1 2AJ**

- **Modern Refurbished Offices**
- **Air conditioning**
- **Excellent natural light**
- **Inclusive Rental Terms**
- **Secure courtyard & parking for 2 cars**

## LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast 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 situated on north side of King Street, close to its junction with Palace Street in the heart of the city centre, close the many shops and restaurants, the Beany Museum and the Marlowe Theatre.

## DESCRIPTION

Chantry Yard is a unique period building having brick and timber weatherboard elevations within an attractive private courtyard. The building has been imaginatively converted to create high quality contemporary offices arranged over two floors, having the following features:

- Air conditioning
- Modern LED Lighting
- Carpets
- Door Entry System
- Male and Female toilets/showers
- Kitchenette

## ACCOMMODATION

The suite has the following floor areas:

Floor	Accommodation	Area m <sup>2</sup>	Area sq ft
Ground	Offices & staff	35.3	380
First	Offices	47.5	511
<b>Total</b>		<b>82.8</b>	<b>891</b>

## CAR PARKING

The property has exclusive use of a private gated courtyard with space for up to 2 cars.



## TERMS

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

## RENT

£19,000 per annum exclusive.

## DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

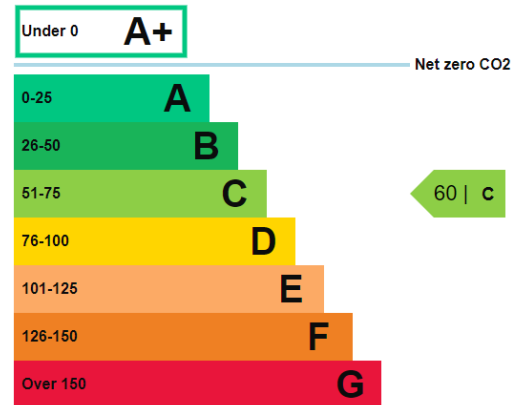
## BUSINESS RATES

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

### Offices and Premises - £13,000

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



## 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 February 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.