



GROUND FLOOR OFFICE

TO LET

47.1 m² (507 sq ft) approx.

**17A Mill Studio
Stour Street
Canterbury
Kent CT1 2NR**

- **Modern Ground Floor Office Suite within an Attractive Period Building**
- **Available on Inclusive Terms**
- **Close Proximity to High Street & Canterbury East and West Stations**
- **Allocated Car Parking Space**

LOCATION

The property is located at the eastern end of Stour Street, situated in the heart of Canterbury's main business area, being a short walk from the High Street.

It is within easy reach of both Canterbury East and Canterbury West stations as well as the central bus station and many of the city's public car parks.

DESCRIPTION

The property comprises a ground floor office suite within this attractive period building, which is accessed via a picturesque, cobbled alley.

The suite has been recently refurbished to a good modern standard with a specification including:

- Modern Lighting
- Modern Electric Heating
- New Carpets
- Communal Kitchen
- Male & Female WCs

The suite also has use of one allocated car parking space to the front of the building.

ACCOMMODATION

The suite has the following approximate floor areas:

Floor	Description	Area m ²	Area sq ft
Ground	Office	47.1	507

EPC

The property has been assessed within Band D (77).



TERMS

The office is available to let by way of a new Internal Repairing & Insuring Lease for a term to be agreed.

RENT

Our clients are seeking a rent of £12,500 per annum (exclusive of VAT, if applicable, business rates and utilities) but inclusive of a service charge provision to include maintenance and cleaning of the communal areas and buildings insurance.

DEPOSIT

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

Offices & Premises - £7,000

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.

VAT/FINANCE ACT 1989

Unless otherwise stated, any rents are exclusive of Value Added Tax (VAT). Tenants should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley
Will Giles
01227 763663

Details amended January 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.