



## AIR CONDITIONED OFFICE SUITES

## TO LET

63.9 - 158.0 m<sup>2</sup> (688 - 1,700 sq ft) approx.

**Second Floor**  
**St Andrews House**  
**Station Road East**  
**Canterbury**  
**CT1 2RB**

- Air Conditioning
- Passenger Lift
- Suspended Ceilings and Modern Lighting
- Secure Allocated Car Parking Space
- Cathedral Views

## LOCATION

St Andrew's House is a prominent landmark office building positioned adjacent to the Wincheap roundabout at the junction of the main inner ring road connecting the A28 Canterbury to Ashford Road with the A2.

The property is conveniently located, just 50 yards from Canterbury East station and with the City centre short walk away via the Dane John Gardens.

## DESCRIPTION

The available property comprises two refurbished office suites on the second floor of this modern office building which benefits from the following features:

- Air Conditioning
- Passenger Lift
- Suspended ceilings with integral LED Lighting
- Raised Access Floors
- Kitchenette
- Telephone Entry System
- Cathedral Views
- Secure allocated basement car park
- Fibre Broadband

## ACCOMMODATION

The suites have the following floor areas:

Floor	Description	Area m <sup>2</sup>	Area sq ft
Second	Suite B	63.9	688
Second	Suite C	94.1	1,012
		<b>158.0</b>	<b>1,700</b>

## CAR PARKING

The suites will be let with 2no. allocated parking spaces located in the secure basement car park. Further spaces may be available by separate negotiation.

## TERMS

The suites are available to let either separately or together on a new internal repairing lease for a term to be agreed.

## RENT

Our clients are seeking the following rents, which are exclusive of service charge, broadband charges, business rates, electricity costs and VAT (if applicable).

Suite	Rent £pa
Suite B	£14,000
Suite C	£18,500

## SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost of utilities (other than electricity within the suites), maintenance, lighting and cleaning of the building and communal areas. Further details are available from the agents.

## BROADBAND

The second floor offices share a dedicated fibre broadband supply for which the Landlord will make a separate charge (in addition to rent and service charges). Further details are available from the agents.

## DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held 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) of each suite being:

<b>Suite B</b>	<b>Offices &amp; Premises</b>	£11,250
<b>Suite C</b>	<b>Offices &amp; Premises</b>	£16,000

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

The property has been assessed within Band B (44).

## LEGAL COSTS

Each party to bear their own costs.

## FINANCE ACT 1989

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## VIEWINGS

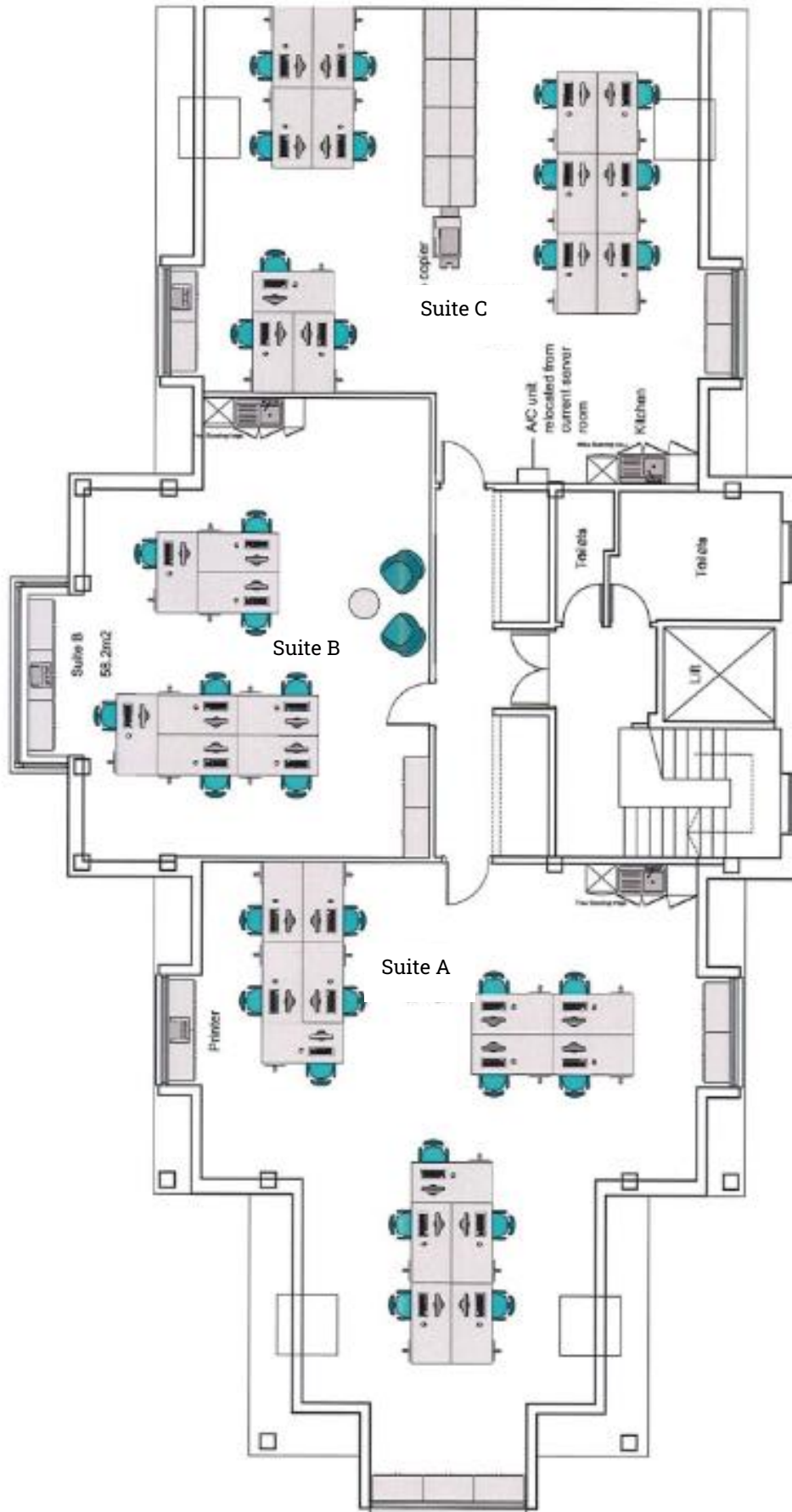
Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Hector Nelson  
**01227 763663**

Details amended January 2024

# INDICATIVE FLOOR PLAN





## SUITE B



## SUITE C



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.