



REFURBISHED OFFICE SUITES

TO LET

99.0 – 200.8 m² (1,066 - 2,162 sq ft) approx.

Upper Floors
24 St Georges Street
Canterbury
Kent
CT1 2HP

- **Newly Refurbished**
- **Air Conditioning**
- **Passenger Lift**
- **Modern Lighting**
- **Double Glazing**

LOCATION

The historic cathedral city of Canterbury is located 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 in a convenient location on the corner of St George's Street and Whitefriars Street, within Canterbury City Centre. It is located close to the city's main shopping and restaurant area and within easy reach of both railway stations, the central bus station and various public car parks.

DESCRIPTION

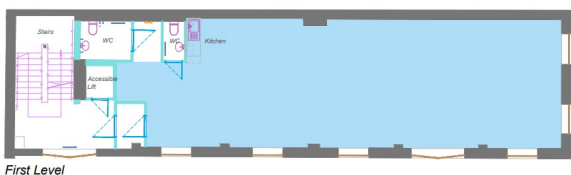
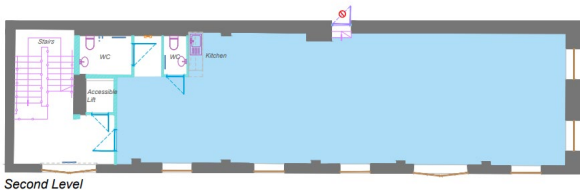
The property comprises a recently refurbished building arranged over ground and two upper floors. The upper floors have been refurbished to create a new dedicated ground floor entrance lobby providing access a lift and stairs up to two open plan office suites on the first and second floors. The offices have been refurbished to a good modern standard having the following features:

- Air-Conditioning
- Passenger Lift
- Double Glazing
- Suspended Ceilings with Modern LED Lighting
- Kitchenette & toilet facilities on both floors

ACCOMMODATION

The suites will have the following approximate NIA floor areas:

Floor	Description	Area m ²	Area sq ft
Second	Office	101.8	1,096
First	Office	99.0	1,066
Total		200.8	2,162



EPC

To be assessed.

TERMS

The offices are available to let by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of £21,000 per annum per floor, exclusive of rates, service charges and VAT (if applicable).

DEPOSIT

A deposit will be held by the landlord for the duration of the term.

SERVICE CHARGE

The incoming tenant will be required to pay a service charge to recover a proportion of cost of maintaining the building and any communal areas.

RATES

The tenant will be responsible for their business rates in relation to the offices. The Rateable Value (RV) is still to be assessed.

LEGAL COSTS

Each party to bear their own.

FINANCE ACT 1989

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

VIEWING

By appointment through the owner's sole agents:

BTF Partnership

William Hinckley
Will Giles
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.