



## MODERN FIRST FLOOR OFFICE SUITE TO LET

116.1 m<sup>2</sup> (1,250 sq ft) approx.

**Suite 7**  
**22-24 Stour Street**  
**Canterbury**  
**Kent**  
**CT1 2NZ**

- **Convenient City centre location**
- **Self-Contained Office Suite**
- **Attractive outlook over The River Stour**
- **Central Heating**
- **Modern Lighting**

## LOCATION

The property is situated in a prominent position on the junction of Stour Street and Beer Cart Lane, in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents. It 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 comprises a first-floor office suite benefitting from both a large open plan office and small office/meeting areas. The suite also benefits from its own kitchen and toilet facilities and is finished to a good standard benefitting from:

- Central Heating
- LED lighting
- Entry phone system
- Excellent natural light

## ACCOMODATION

The suite has the following approximate floor areas:

Floor	Description	Area m <sup>2</sup>	Area sq ft
First	Offices	116.1	1,250

## TERMS

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

## RENT

Our client is seeking a rent of £19,000 per annum

The rent is exclusive of service charge (relating to the maintenance and repair of the property and communal areas), in addition to telecoms, utilities, rates and buildings insurance contribution.

## DEPOSIT

A deposit 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. The current Rateable Value (RV) for this property is shown on the Valuation Office website as follows:

Office and Premises - £13,750

The tenant may be eligible for small business rates relief. Further details are available from the agent.

## EPC

The property has been assessed within Band D (76)

## 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 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.