



REFURBISHED OFFICE

TO LET

24.2 m² (261 sq ft) approx.

Second Floor Front Office
27 Watling Street
Canterbury
Kent
CT1 2UD

- Attractive Period Building
- Recently Refurbished
- Easy-In Easy-Out All Inclusive Terms
- 24/7 Access
- Shared Use of Meeting Room
- Convenient city centre location

LOCATION

The property is situated on the west side of Watling Street, in a convenient position in the heart of Canterbury's main business district, popular with Solicitors, Accountants and Estate Agents. It is within a short walk from the city's main shopping and restaurant area, several public car parks, the bus station and both train stations.

DESCRIPTION

27 Watling Street is an attractive period building arranged on ground and two upper floors. The second floor office comprises a single room of around 24.2 m² (261 sq ft) which has recently been refurbished and benefits from the following:

- Modern LED Lighting
- New Carpet tiles
- Intercom Access
- Excellent natural light
- Shared Toilet and Kitchen Facilities
- Shared Use of Meeting Room

ACCESS

The office is accessible 24 hours a day, 7 days a week.

TERMS

The office is available on flexible easy-in easy out terms at a rent of £420 per month. The rent excludes business rates, broadband/telecoms and VAT (if applicable).

SERVICE CHARGE

The tenant will pay a service charge (in addition to rent) of £250 per month (plus annual RPI uplift) as a contribution towards the Landlord's costs of the maintenance, repair, lighting, heating and cleaning of the building and communal areas.

DEPOSIT

A rental 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 RV is due to be re-assessed.

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.

LEGAL COSTS

The Landlord will charge a Tenancy Administration fee of £100 plus VAT for preparing the tenancy documentation.

EPC

A copy of the EPC Certificate can be made available upon request.

FINANCE ACT 1989

All rents quoted are exclusive of Value Added Tax (VAT). Any incoming tenants should satisfy themselves independently as to their VAT liability in respect of any transaction.

DECLARATION

The directors of BTF declare a financial interest in the above premises.

VIEWINGS

Strictly by appointment through 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.