



GROUND FLOOR OFFICE SUITE

TO LET

34.9 m² (376 sq ft) approx.

**Ground Floor
10 Upper Bridge Street
Canterbury
Kent
CT1 2NA**

- **Refurbished Office Suite**
- **Air conditioning**
- **Modern kitchen and WCs**
- **24/7 Access**
- **Allocated Parking Space**

LOCATION

The historic cathedral city of Canterbury is located around 60 miles south-east 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 located on the south side of Upper Bridge Street, being part of Canterbury's ring road just outside the city walls. 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 provides a modern ground floor office suite within an attractive period building, which has been refurbished to include the following features:

- Air Conditioning
- LED Lighting
- New Carpets
- Modern Toilet & Kitchen Facilities

ACCOMMODATION

The suite has the following floor areas:

Floor	Description	Area m ²	Area sq ft
First	Office	34.9	376

CAR PARKING

The tenant will have use of one allocated car parking space in the rear car park

EPC

This property has been assessed within Band B (45).



TERMS

The suite is available to let on a new effective Full Repairing and Insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of £7,200 per annum (exclusive of utilities, rates and VAT).

SERVICE CHARGE

The incoming tenant will be required to pay a service charge in relation to the maintenance and repair of the building and cleaning of communal areas.

DEPOSIT

A deposit 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 in relation to the suite. The Rateable Value (RV) is still to be 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.

FINANCE ACT 1989

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

LEGAL COSTS

Each party to bear their own.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley

Will Giles

01227 763663

Details created June 2024

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