



AIR CONDITIONED OFFICE SUITE

TO LET

107.9 m² (1,161 sq ft) approx.

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

- Air Conditioning
- Passenger Lift
- Suspended Ceilings and Modern Lighting
- Secure Allocated Car Parking Spaces
- 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 an open plan office suite on the first 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

ACCOMMODATION

The suite have the following floor areas:

Floor	Description	Area m ²	Area sq ft
First	FF West	107.9	1,161

CAR PARKING

The suite will be let with 3no. allocated parking spaces located in the secure basement car park. Further spaces may be available by separate negotiation.

TERMS

The suite is available to let on a new internal repairing lease for a term to be agreed.



Indicative Photo

RENT

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

Suite	Rent £pa
FF West	£23,000

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.

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:

FF West	Offices & Premises	£18,750
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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
Will Giles
01227 763663

Details amended June 2024