



## GROUND FLOOR OFFICES

## TO LET

460.3 m<sup>2</sup> (4,955 sq ft) approx.

Ground Floor  
14 Rose Lane  
Canterbury  
CT1 2ST

- Due to be Refurbished
- Air-Conditioning
- Modern Lighting
- Open Plan
- Allocated Car Parking

## LOCATION

The historic cathedral city of Canterbury is 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 positioned on Rose Lane, inside the city's main business area, popular with Solicitors, Accountants and Estate Agents, and within a short walk from the shopping and restaurant area, Bus Station and public car parks.

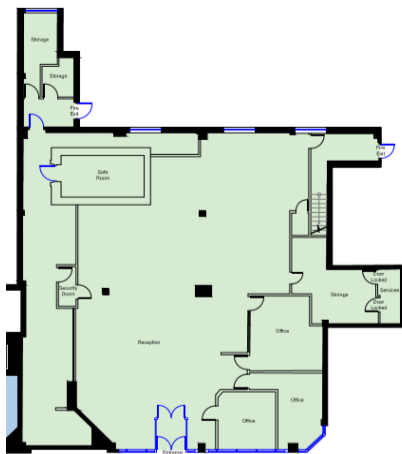
## DESCRIPTION

The property comprises the ground and part first floors of an imposing building which is to be refurbished to provide modern open plan offices finished to a high specification, including;

- Air Conditioning
- New Carpets
- Suspended Ceilings with LED Lighting
- Staff restroom/kitchen
- Refurbished male & female toilets

The property will be let with 2 car parking spaces to the rear (further parking may be available by separate negotiation).

Ground Floor



## ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area m <sup>2</sup>	Area sq ft
Ground	Offices	301.9	3,250
	Kitchen	114.1	1,228
First	Offices	44.3	477
Total		460.3	4,955

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.

## TERMS

The property 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 £70,000 per annum exclusive of rates, service charge and VAT.

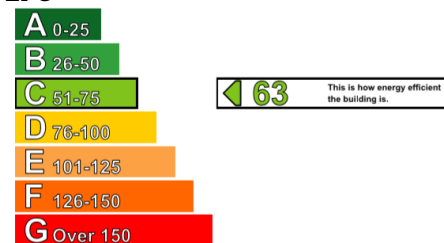
## SERVICE CHARGE

The tenant will be required to pay a service charge in addition to rent to enable the Landlord to recover a proportion of costs of maintaining the building and communal areas. Further details are available from the agents.

## RATES

The tenant will be responsible for their business rates in relation to the office. The rateable value (RV) will be reassessed following completion of the works.

## EPC



## FINANCE ACT 1989

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

## LEGAL COSTS

Each party to bear their own.

## VIEWINGS

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley  
01227 763663

Details amended September 2020