



Marlowe Yard Watling Street, Canterbury
£1,583 pcm

Marlowe Yard, Watling Street

Canterbury

Situated in a prime central Canterbury location, this commercial property boasts a versatile layout ideal for various business needs. The ground floor office space spans a generous 458 sq.ft, providing a functional workspace, while the first floor adds an additional 582 sq.ft of space, giving flexibility for expansion or multiple departments. The property offers a professional setting for businesses looking to establish or expand their presence, with two allocated parking spaces enhancing convenience for both employees and clients.

Externally, the property features an attractive front garden adding kerb appeal and a welcoming entrance for visitors. The outside space presents a pleasant environment for breaks or meetings outdoors, offering a refreshing change of scenery during the workday. This property combines practicality with aesthetics, providing a well-rounded commercial space that is sure to meet the needs of discerning businesses seeking a central location with ample space and a touch of outdoor charm.

- Two Allocated Parking Spaces
- Attractive Front Garden
- 458 Sq.ft Ground Floor Office Space
- 582 Sq.ft First Floor Office Space
- Central City Location





Ground Floor Office Room
9' 2" x 12' 1" (2.80m x 3.68m)

Ground Floor Office Room
12' 2" x 13' 1" (3.70m x 4.00m)

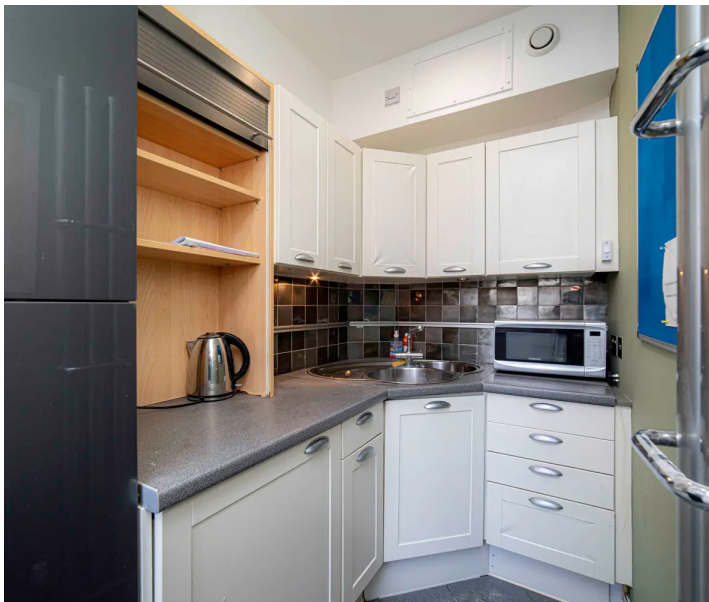
Ground Floor Office Room
17' 5" x 12' 2" (5.30m x 3.70m)

Ground Floor Kitchenette
8' 10" x 4' 3" (2.70m x 1.30m)

Ground Floor WC X 2
8' 6" x 4' 3" (2.60m x 1.30m)

First Floor Office Room
22' 8" x 13' 9" (6.90m x 4.20m)

First Floor Office Room
26' 3" x 12' 2" (8.00m x 3.70m)





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure