

01227 788088

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63 - 65 Oxford Street, Whitstable, Kent CT5 1DA



TOWN CENTRE OFFICE ACCOMMODATION TO LET

FROM 545 ft² - 1,750 ft² (50.6 m² - 162.6m²)

FEATURES

- Busy location close to the town centre
- Flexible office accommodation
- Parking available

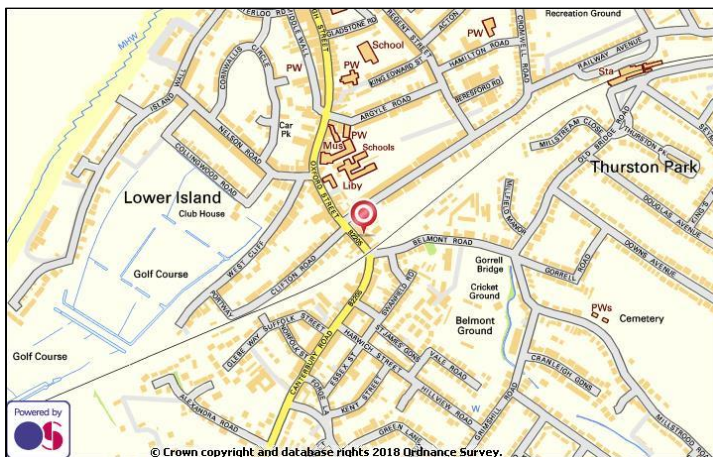
CONTACT



Vaughan Hughes
01227 207088
vhughes@caxtons.com



Beverley Smallman
01227 207100
bsmallman@caxtons.com



LOCATION

The property is situated in a busy location close to Whitstable town centre. The High Street is within a short walking distance and there is a good and varied mix of commercial occupiers within the vicinity.

Whitstable railway station is also within a short walking distance.

Whitstable is an attractive and popular seaside town on the north Kent coast and is well known historically for its fishing fleet and harbour.

Canterbury is situated approximately 8 miles to the south and Herne Bay is approximately 6 miles to the east.

DESCRIPTION

The property comprises a detached three storey period style building set back from Oxford Street and which is currently divided into two separate buildings which can be interlinked on the ground floor if required.

63 Oxford Street comprises office accommodation and staff facilities in various rooms over three floors.

65 Oxford Street comprises office accommodation and staff facilities in a number of rooms on the ground floor.

Parking is available to the rear by separate licence.

ACCOMMODATION

The property comprises the following approximate net internal areas:

	Description	Ft ²	M ²
No 63:	Ground - Offices plus staff/WC	420	39.0
	First - Offices plus WC	340	31.6
	Second - Offices	445	41.3
No 65:	Ground - Offices plus staff/WC	545	50.6
		1,750	162.6

TERMS

Lease and Rent

The property is available to let separately or as a whole on new leases for a term to be agreed at rents starting from **£7,800** per annum exclusive (for 65 Oxford Street). VAT will not be charged.

Planning

The property currently has a B1 Office planning use. Prospective tenants should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use would be subject to Landlords' consent.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

According to the Valuation Office Agency website the properties descriptions are "offices and premises " and have the following rateable values:

63 Oxford Street:	£8,900
65 Oxford Street:	£5,200

EPC

To be assessed.

Viewing

Via Sole Agents: **CAXTONS 01227 788088**

Vaughan Hughes BSc MRICS	-	vhughes@caxtons.com
Beverley Smallman MNAEA (Comm)	-	bsmallman@caxtons.com



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CAXTONS COMMERCIAL LIMITED Chartered Surveyors and Property Consultants. Registered office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent, DA121BG. Registered Number: 2492795

Caxtons, 1 Castle Street, Canterbury, Kent • 01227 788088 • www.caxtons.com