

01227 788088

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Commercial Agency

3 Beer Cart Lane, Canterbury, Kent, CT1 2NY



PRESTIGIOUS CITY CENTRE OFFICES WITH PARKING
7,794 ft² (724.04 m²) approx.
TO LET

FEATURES

- Purpose built, landmark office building
- City centre location
- Excellent parking provision; parking ratio 1:350 ft² net
- Available for occupation January 2017

CONTACT



James Roberts
01227 207088
jroberts@caxtons.com



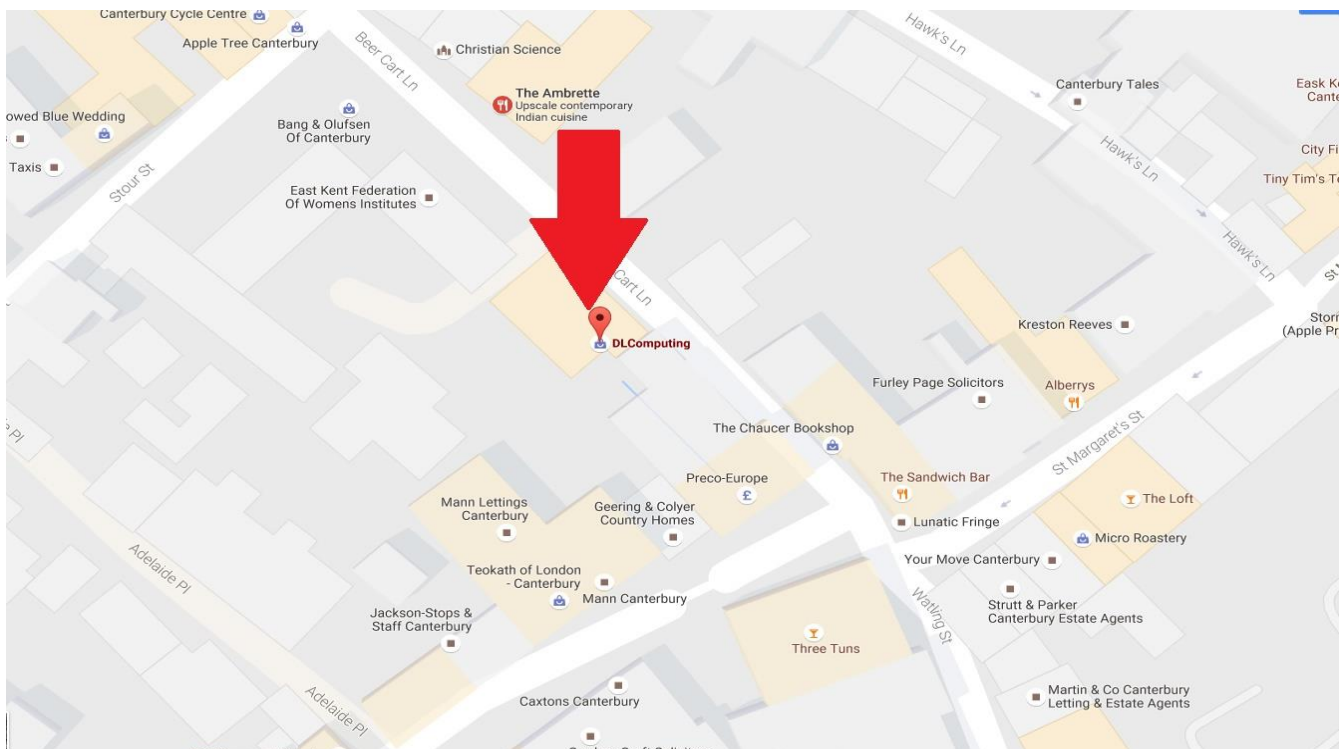
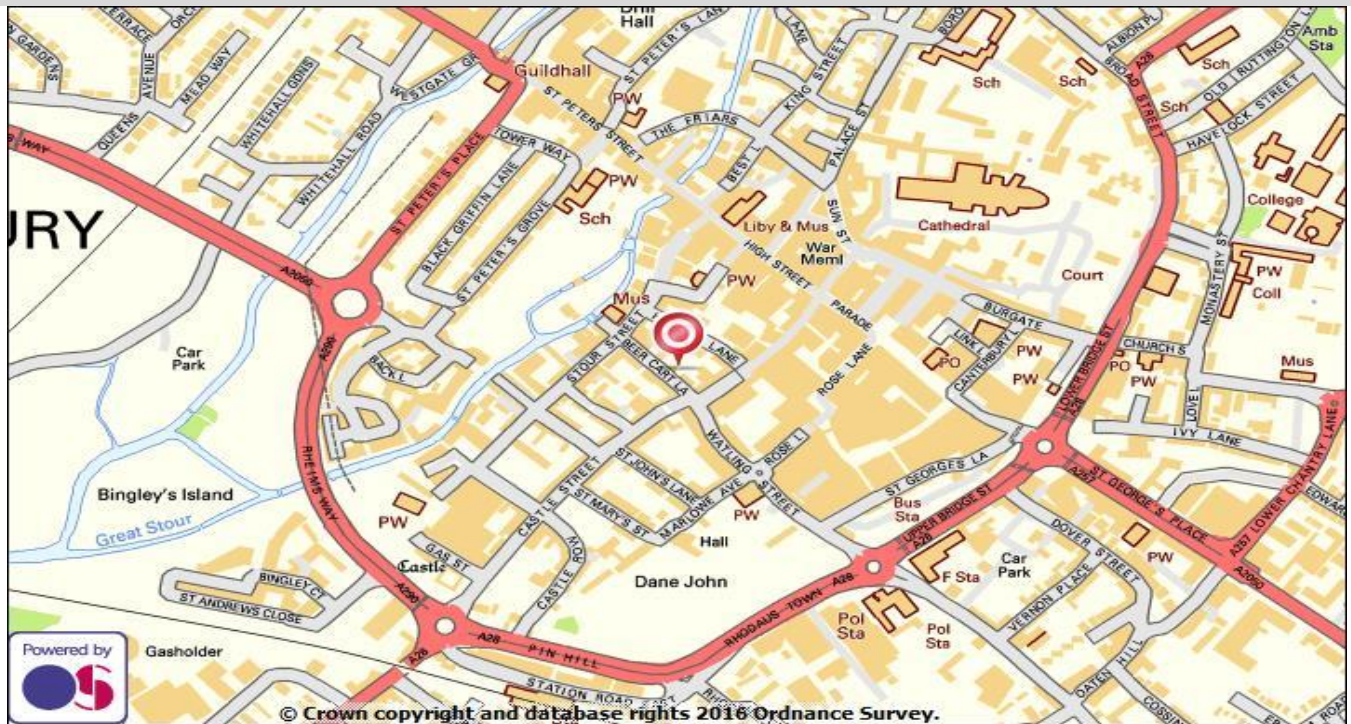
* Historic picture of the first floor

LOCATION

The property is located in Canterbury, a historic cathedral city and home to two World Heritage sites in East Kent, approximately 48 km's east of the county town of Maidstone and 105 km's south-east of central London. The city has a population of approximately 40,000 with a regional population of 150,000. There are an estimated 28,000 students in higher education in Canterbury, and approximately 2 million tourists visit the city each year.

The property is situated near the corner of Castle Street and Beer Cart Lane; which is the primary location for professional office occupiers in the City. These occupiers provide a full range of professional services including Chartered Surveyors, Solicitors and Accountants.

Communications to Canterbury are good, with the A2/M2 dual carriageway passing to the south of the city and providing access to Dover to the east and M25 and the national motorway network to the west. The city has two mainline stations, which provide regular rail services to and from London, including a High-Speed service in 55 minutes.



DESCRIPTION

3 Beer Cart Lane was constructed in the 1980's and is arranged over ground, first, second and third floors. The property has previously been occupied by professional occupiers including Cluttons and most recently Kreston Reeves. The property provides mostly open plan accommodation and cloakrooms on each floor; with scope for open plan or cellular office layouts. A central light well provides additional natural light into each floor of the property.

Located in the centre of the professional services district of Canterbury, the property provides one of the highest car parking ratios of any office building in the City, with a ratio 1:350 ft² equating to 22 car parking spaces.

ACCOMMODATION

The accommodation provides the following approximate net internal floor areas:

Floor	Area	M ²	Ft ²
Ground	Floor Area	79.61	856.87
First	Floor Area	220.05	2,368.56
Second	Floor Area	279.01	3,003.27
Third	Floor Area	145.37	1,564.81
Total		724.04	7,794

TERMS

The property is available on the basis of a new full repairing insuring lease, on a suggested term of a minimum of 10 years.

Rent

£115,000 per annum exclusive of all other outgoings.

Planning

The prospective tenant should make their independent enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their legal fees.

Business Rates

The current rating list is shown on the Valuation Office Agency website and lists the building under two separate entries, totalling a Rateable Value of £69,500.

The business rates multiplier for the year 2015/16 is 49.3p.

EPC

TBC

Viewing

Via Sole Agents

Caxtons - James Roberts
jroberts@caxtons.com 01227 207088

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Where applicable all figures quoted are exclusive of VAT.

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