

01227 788088

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Commercial Agency

81 Castle Street, Canterbury, Kent, CT1 2QD



NEW CITY CENTRE OFFICE (A2 USE)

1,595 ft² (148 m²) approx.

TO LET

FEATURES

- Substantial Frontage to Castle Street
- Open Plan Layout
- Central location
- 2 Car Parking Spaces

CONTACT

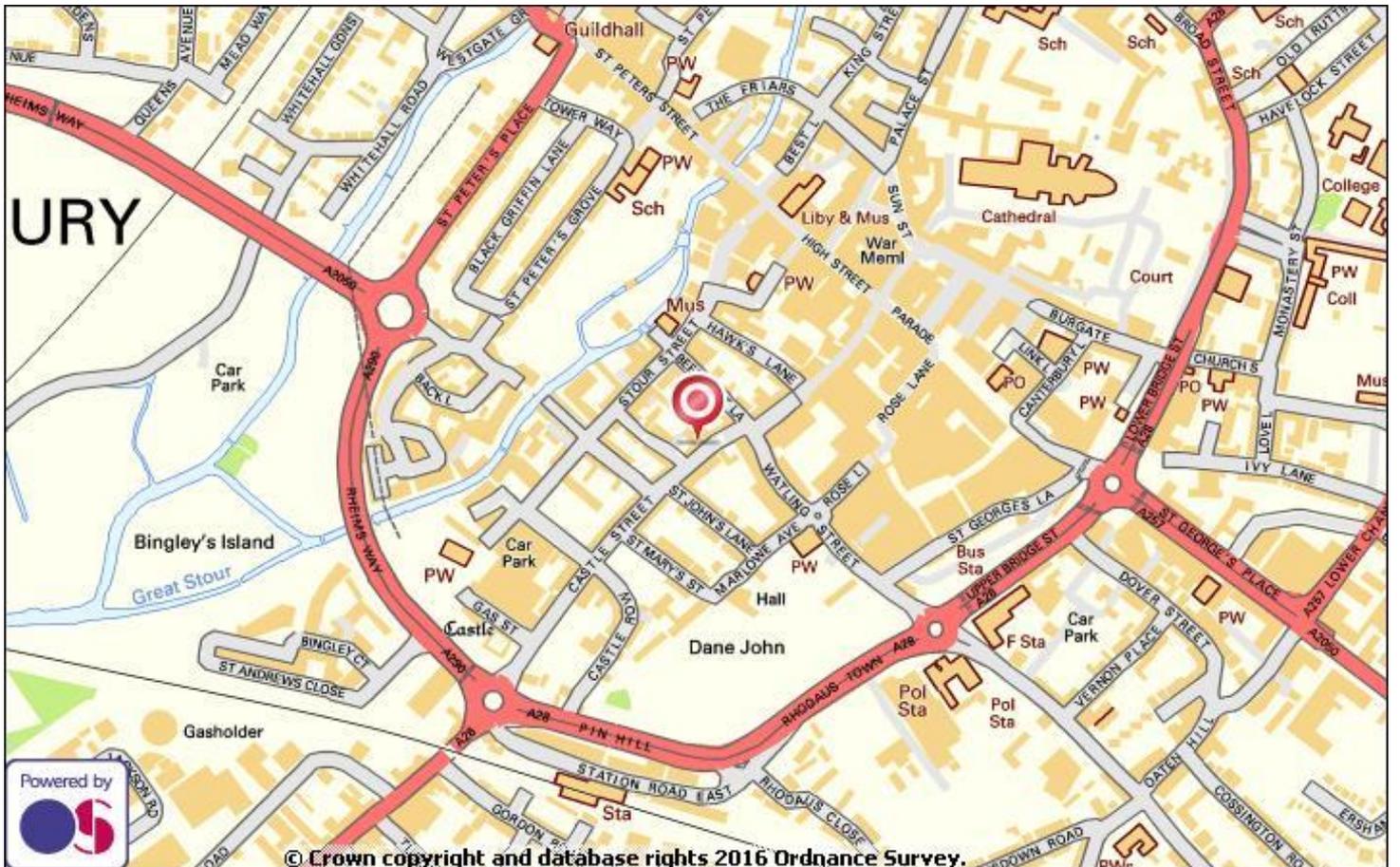


James Roberts
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LOCATION

Please see the plan. The property is located near the intersection of Castle Street, Beer Cart Lane and St Margaret's Street. This is a prime location for the cities professional office sector. Nearby occupiers include Finns, Jackson-Stops & Staff, Caxtons, Strutt and Parker, Furley Page and Kreston Reeves.



*Not to scale and for illustration purposes only

DESCRIPTION

This double fronted retail property provides open plan office accommodation in the centre of the professional office sector of Canterbury. The ground floor offers an open plan office and meeting room; as well as two cloakrooms and a kitchen. The first floor is accessed internally or externally via a metal staircase from the undercroft parking area at the rear of the property.

ACCOMMODATION

The accommodation has the following approximate net internal floor areas:

	M ²	Ft ²
Ground Including open plan office, meeting room, back office, two cloakrooms and kitchen	110.65	1,191
First Office accommodation	37.69	405
Total	148.22	1,595

TERMS

Rent

The property is available to let on effective full repairing and insuring terms at an initial rent of **£55,000 per annum exclusive** of all other outgoings.

Car Parking

Two car parking spaces are allocated to this property, and a further parking space is available by separate negotiation.

Planning

The prospective tenant should make their own 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 own legal costs.

Business Rates

The current ratings list is shown on the Valuation Office Agency website as follows:

Shop, Office and Premises: £39,750

The business rates multiplier for the year 2016/17 is 49.3p.

EPC

The property is Grade II Listed and is, therefore, exempt from the requirements.

Viewing

Via Sole Agents

Caxtons - James Roberts
Beverley Smallman
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