

01227 788088

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First Floor, Office Suite 81/82 Castle Street, Canterbury, Kent CT1 2QD



**Attractive Office Suite in Central Location 56.8 m² (611 ft²)
TO LET**

FEATURES

- Central Location
- Modern open layout
- Shared kitchen and WC facilities
- Door entry system

CONTACT



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LOCATION

The property is situated in a prominent corner position on Castle Street and Beer Cart Lane; in the heart of the business core of the City, approximately 200m from the prime retail area in St George's Street, Whitefriars Shopping Centre and a multi-storey car park.

The bus station, several further car parks and Canterbury East Main Line Station are within 400m.

The property is well located for the main road system with the A2 being approximately 2½ miles connecting to the M2 at Faversham 8 miles.

DESCRIPTION

The office suite is located on the first floor of this attractive Grade II Listed building with shared access from Beer Cart Lane. Each office suite has a telephone entry system off of Beer Cart Lane.

The office suite benefits from several windows fronting and Beer Cart Lane; allowing a good deal of natural light in an open plan arrangement. There are shared kitchen and WC facilities .

ACCOMMODATION

The property comprises the following net internal areas:-

Description	M ²	Ft ²
Open plan office suite	56.8	611
Shared kitchen and WC facilities		

TERMS

Lease and Rent

The property is available to let on a new effective FRI lease for a term to be agreed at a rent of **£11,000** per annum exclusive. VAT is not payable on the rent. The Landlord maintains the building and recovers the cost in the service charge.

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

According to the Valuation Office Agency website the Rateable Value is £7,000. The Uniform Business Rate for the year 5 April 2019/2020 is 48p in the £. Certain reductions may be available. For a guide to business rates please see www.gov.uk/introduction-to-business-rates..

EPC

TBC.

Viewing

Via Sole Agents Caxtons 01227 788088

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