



TO LET
CITY CENTRE OFFICE BUILDING

31 WATLING STREET, CANTERBURY

31 WATLING STREET, CANTERBURY, KENT CT1 2UD

City Centre Office Building

TO LET

379.6 m² (4,087 sq ft)

- Self-Contained Building
- Central Heating
- Building to be Refurbished
- Suitable for Various Uses
- Allocated Car Parking

Viewings strictly by appointment
via sole agents:

William Hinckley or
Kathreen Robertson
01227 763663

btf

LOCATION

Canterbury is around 60 miles southeast of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 several respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

The property occupies a good central location on Watling Street in the heart of Canterbury's main professional business district, popular with Solicitors, Accountants, Surveyors and Architects. It is close to the city's main shopping area and Canterbury Bus Station along with several public car parks.



DESCRIPTION

The property comprises an attractive period building which has been extended at the rear and is now arranged to provide offices on the ground, first and second floors along with basement providing additional storage and staff facilities.

The Landlord intends to refurbish the property to a good modern standard to include the following:

- External Decoration
- Carpet Tiles
- LED lighting
- Double Glazing
- Modern Kitchen and Staff facilities

ACCOMMODATION

The property has the following approximate floor areas (NIA);

Floor	Accommodation	m ²	sq ft
Second	Offices	101.2	1,090
First	Offices	107.5	1,157
Ground	Offices	144.1	1,552
Basement	Staff & Stores	26.8	228
Total		379.6	4,087

CAR PARKING

The property benefits from 14 allocated car parking spaces at the rear accessed from St Johns Lane. There is also an area in front of the building offering scope for parking a further 2 cars.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of £85,000 per annum.

DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

SERVICE CHARGE

The tenant will be required to pay a service charge covering a proportion of cost relating to the maintenance and upkeep of rear access road and car parking area. Further details are available from the agents.



BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) of the property currently split into the following:

Floor	Accommodation	Rateable Value
Basement and Part Ground	Offices and Premises	£24,000
Part Ground, First and Second	Offices and Premises	£31,250

The current UBR is 49.9p. Further details available from the agent or the VOA website.

EPC

The property is currently assessed within Band E (124). This will be upgraded on completion of the refurbishment works. Further details available from the agent.



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

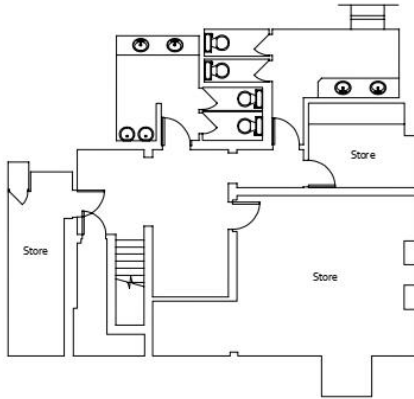
William Hinckley
Kathreen Robertson
01227 763663

Details created March 2025



FLOOR AREAS

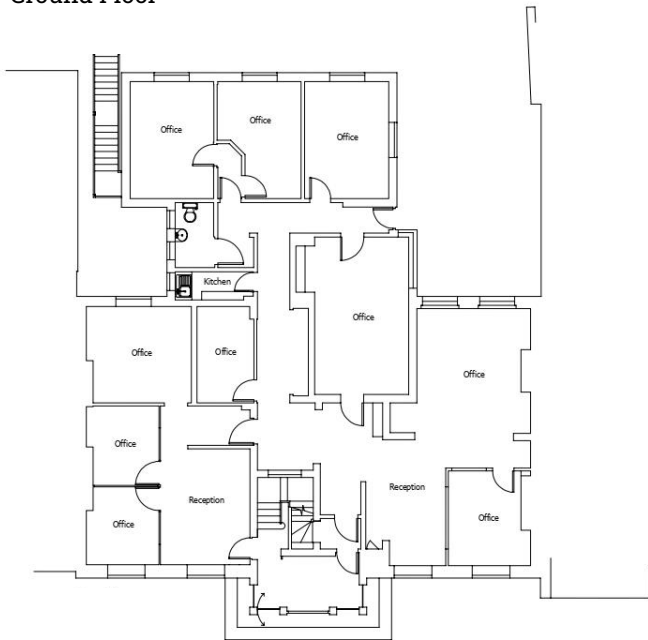
Basement



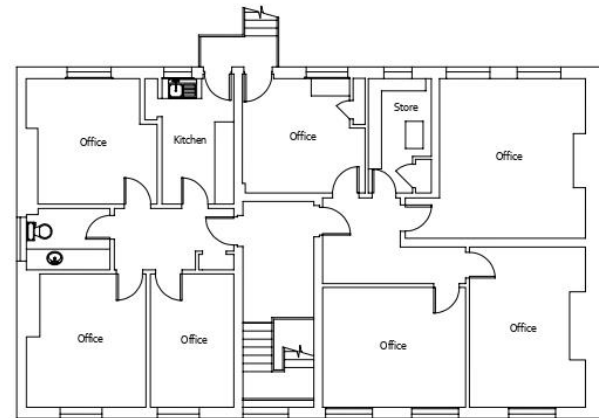
First Floor



Ground Floor



Second Floor





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.