



**TO LET**  
**REFURBISHED OFFICE SUITE**

**St GEORGES STREET, CANTERBURY**

# 24 St GEORGES STREET, CANTERBURY, KENT, CT1 2HP

## Newly Refurbished Offices in the Heart of Canterbury

### TO LET

101.8 m<sup>2</sup> (1,096 sq ft)

- Modern Refurbished Offices
- Air Conditioning
- Excellent Natural Light
- Passenger Lift
- Double Glazing

Viewings strictly by appointment  
via sole agents:

Will Giles or  
Kathreen Robertson  
01227 763663



### LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

The property is situated in a convenient location on the corner of St George's Street and Whitefriars Street, within Canterbury City Centre. It is located close to the city's main shopping and restaurant area and within easy reach of both railway stations, the central bus station and various public car parks.

### DESCRIPTION

The property comprises a recently refurbished building arranged over ground and two upper floors. The dedicated ground floor glazed entrance lobby provides both lift and stair access up to two open plan office suites on the first and second floors. The offices have been refurbished to a good modern standard having the following features:

- Air-Conditioning
- Passenger Lift
- Double Glazing
- Suspended Ceilings with Modern LED Lighting
- Kitchenette & toilet facilities on both floors

### ACCOMMODATION

The suite has the following floor area (NIA):

Floor	Accommodation	m <sup>2</sup>	sq ft
Second	Office	101.8	1,096

### TERMS

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

### RENT

£21,000 per annum exclusive.

### SERVICE CHARGE

The incoming tenant will be responsible to pay a service charge to recover a proportion of cost of maintaining the building and any communal areas. Further details available.



**DEPOSIT**

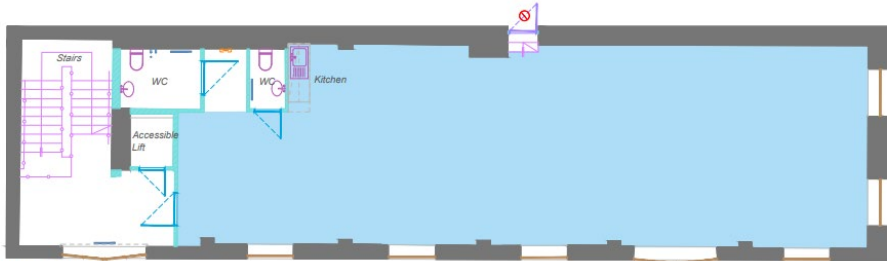
A deposit will be held by the landlord for the duration of the term.

**BUSINESS RATES**

The tenant will be responsible for the payment of business rates. The Rateable Value (RV) is to be assessed.

**EPC**

To be assessed following refurbishment.



Second Level

**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**

Will Giles  
Kathreen Robertson  
**01227 763663**

Details created November 2024







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