



TO LET

MODERN CITY CENTRE OFFICE SUITE

10 BEST LANE, CANTERBURY

FIRST FLOOR OFFICE, 10 BEST LANE, CANTERBURY, CT1 2JB

**Modern Open Plan Office within
a Refurbished Period Building**

TO LET

81.9 m² (881 sq ft) approx.

- **Modern Electric Heaters**
- **Air Conditioning**
- **LED Lighting**
- **Contemporary Design with Retained Period Features**
- **Convenient Location**

**Viewings strictly by appointment
via sole agents:**

**Kathreen Robertson or Will Giles
01227 763663**

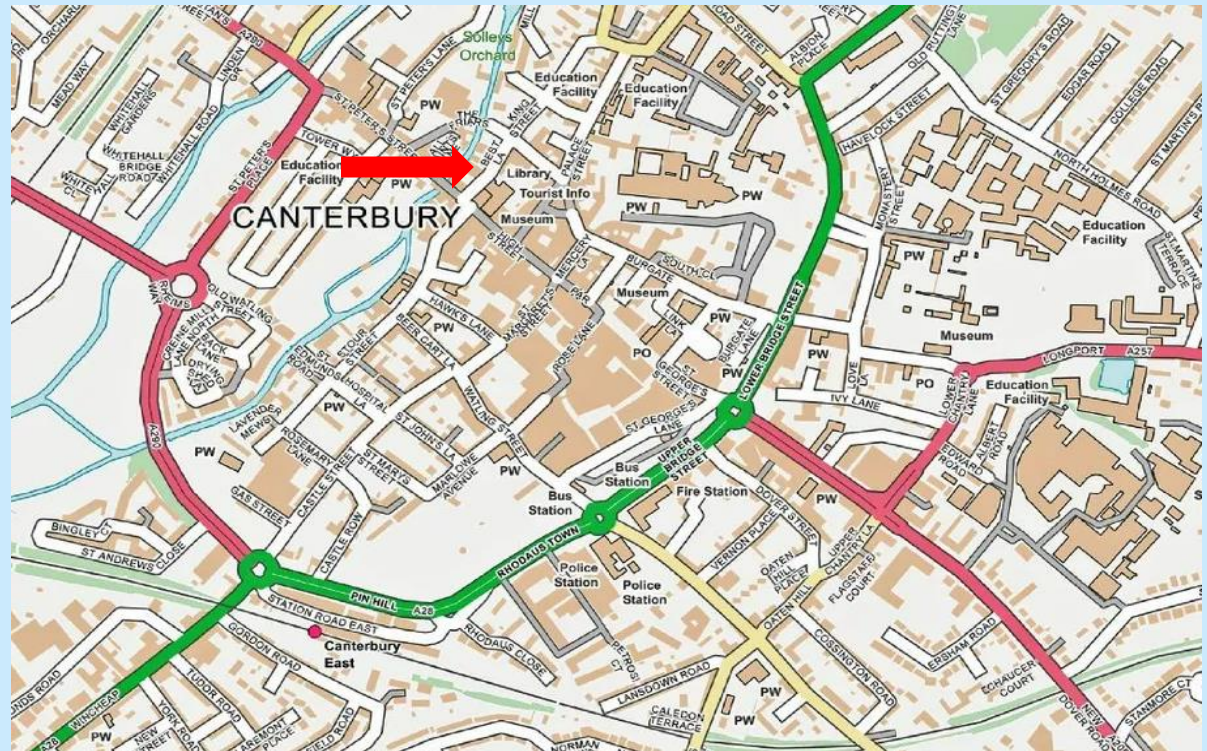
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LOCATION

Canterbury is around 60 miles southeast of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways 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.

Franklin House is in a convenient location within the 'Creative Quarter' close to the Beane Museum, Library and Marlowe Theatre. The property is close to the City's main shopping area, the Westgate Towers and within walking distance to both Canterbury West and Canterbury East Train Stations, the bus station and various public car parks.



DESCRIPTION

Franklin House has been sympathetically refurbished to provide contemporary office accommodation over three floors. The available office is accessed via an impressive communal entrance lobby with a galleried staircase located at the centre of the building.

The offices are finished to a high standard and benefit from:

- Electric Heating
- LED Lighting
- Air-Conditioning
- Carpet Tiles Throughout
- Perimeter Trunking
- Modern Kitchen and Toilet Facilities

ACCOMMODATION

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

Floor	Accommodation	m ²	sq ft
First	Offices	81.9	881



RENT

Our clients are seeking a rent of **£17,500 per annum** which is exclusive of service charge, business rates, electricity costs and VAT (if applicable).

TERMS

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

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 of maintenance, lighting and cleaning of the communal areas. Further details are available from the agents.

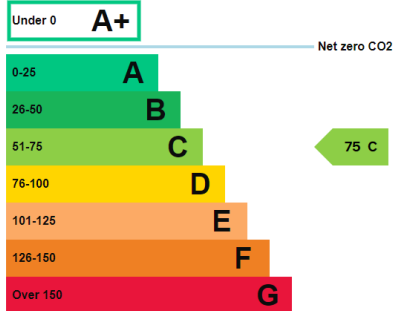


BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) due to be reassessed upon occupation.

EPC

The property is currently assessed within Band C (75) further details and a copy of the certificate available upon request.



LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

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

VIEWINGS

Strictly by appointment through Sole Agents:

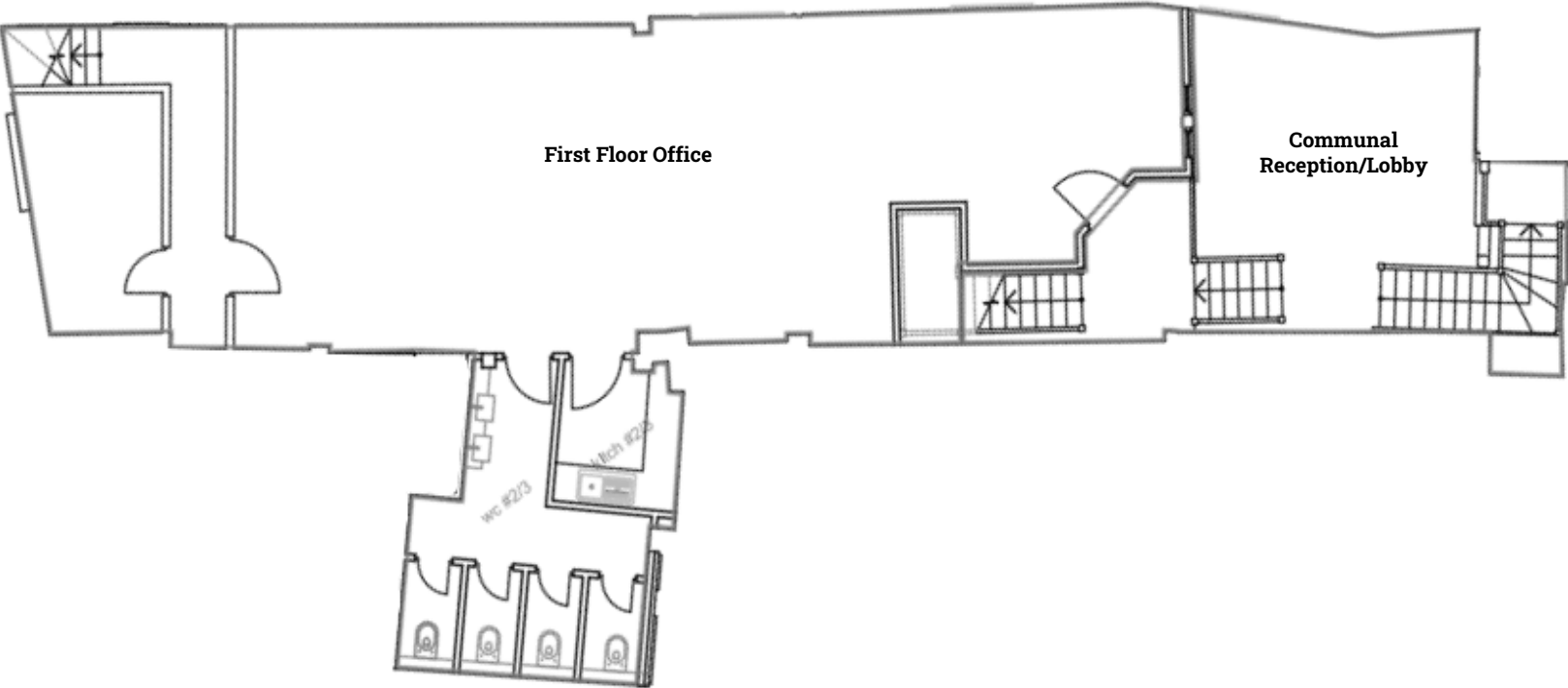
BTF

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Will Giles
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Details created May 2025



INDICATIVE FLOOR PLAN



* Not to Scale



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.