

OFFICES

@71 NEW

DOVER

ROAD

ROGATE





LOCATION

The New Dover Road was developed with large Victorian villas in the mid 19th Century, following the construction of a new turnpike that formed part of the main road between London and Dover. It became the fashionable suburb of Victorian Canterbury with an attractive leafy character that typically had large buildings set in landscaped plots. Today, the same character, high visibility location and proximity to the City Centre make it an attractive location for an office based business.

CANTERBURY

Canterbury is approximately 60 miles from London and adjacent to the A2. It has regular high speed train services to London from Canterbury West stations and via Ashford into Europe on the high speed Eurostar service.

Canterbury is renowned for its cultural heritage. It's Cathedral and museums are a major attraction for tourists, whilst the Marlowe Theatre stages a wide programme of events, including West-End plays, musicals and touring opera. Other cultural events are held in and around the city throughout the year whilst the Canterbury Festival and Canterbury Cricket Week are both important annual events in the social calendar.

Canterbury is the home of the University of Kent at Canterbury and Christchurch University together with Canterbury College, which offers higher educational courses and a number of language schools which teach English to foreign students. It is also has a choice of excellent schools, with public schools such as The King's School, St Edmunds and Kent College, as well as some of the top grammar schools in the Country.





OFFICES @ 71

71 New Dover Road dates from around 1880. It was built in a Victorian Italianate style with rendered quoins, decorative moulding to window surrounds, a rendered plinth and portico entrance. The building has a basement, ground and a further two floors and is built in red brick with a slate roof.

The building was completely renovated about 15 years ago to equip it as a modern office space.

Internally the building generally has open plan floor spaces, air conditioning, suspended ceilings, LED lighting, and underfloor trunking providing access to power, data and telecom connections. The property will be fully redecorated prior to occupation.

The forecourt to the building is landscaped and laid out as a parking area providing 13 car spaces, accessed directly from New Dover Road.

AVAILABILITY & TERMS

The property will be available for occupation during 2022.

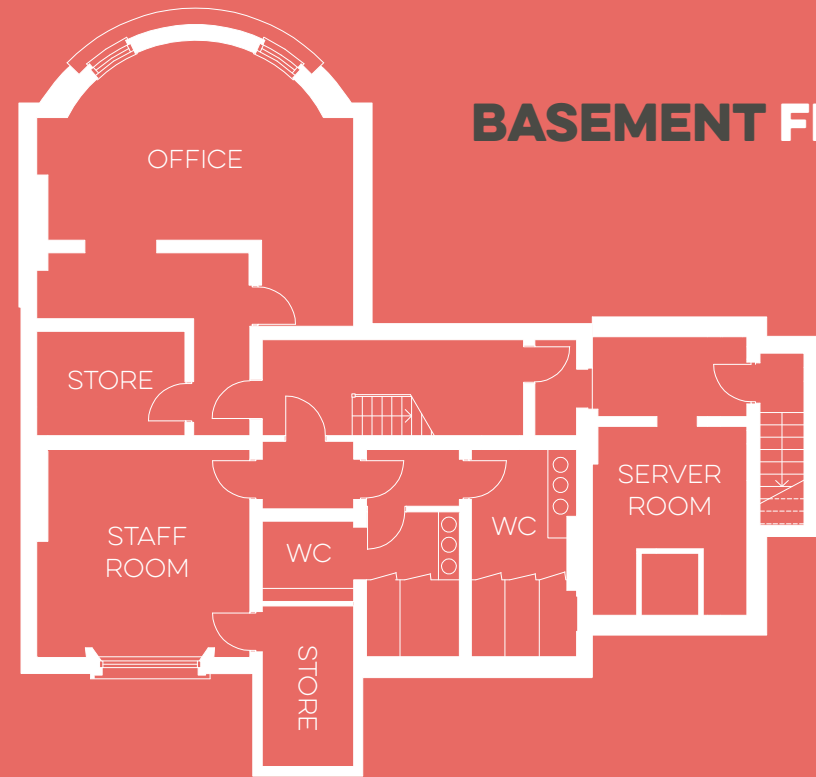
The property is available to let on a new full repairing and insuring lease for a term to be agreed and subject to rent reviews at five yearly intervals. Rental terms are available on request.

HIGHLY VISIBLE LANDMARK BUILDING OVER 5000FT² OF MAINLY OPEN PLAN RECENTLY REFURBISHED OFFICES WITH AIR CON & PARKING

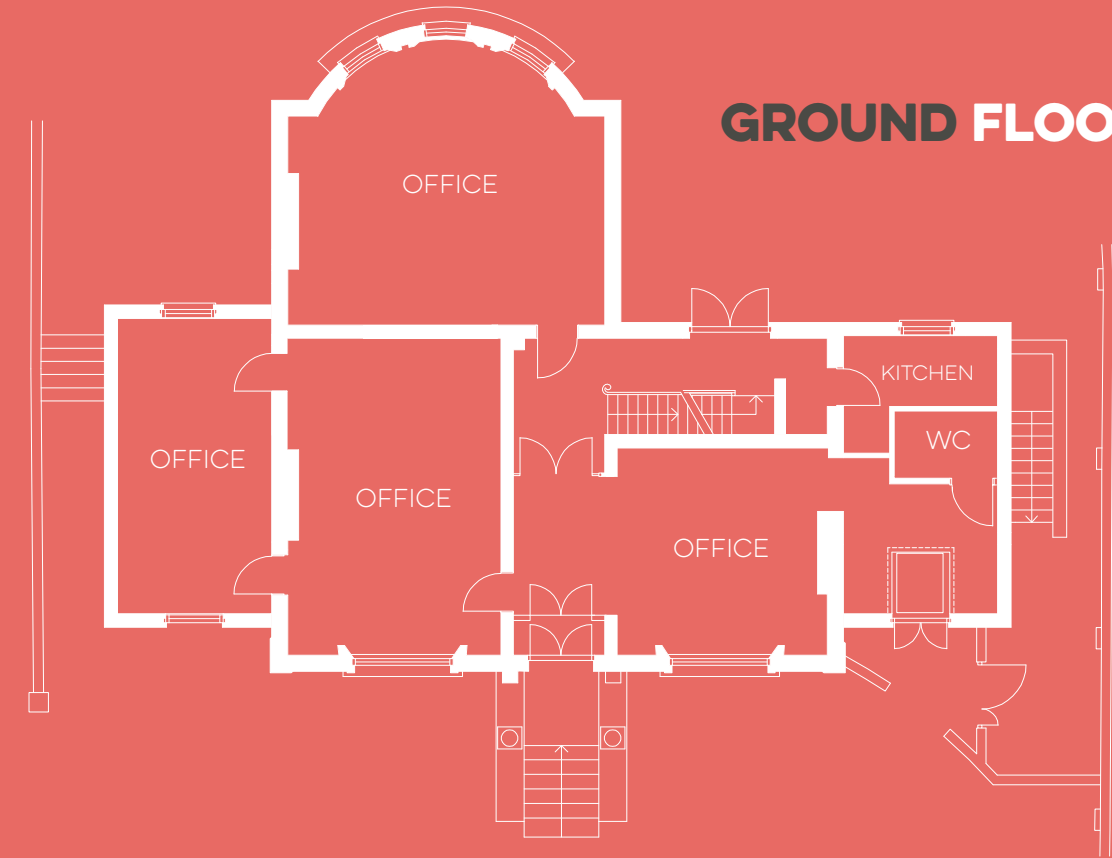
FLOORSPACE

		M ²	FT ²
SECOND	Offices	109.9	1,183
FIRST	Offices	151.4	1,629
GROUND	Offices	128.5	1,383
LOWER GROUND	Offices	72.2	777
	Stores	25.8	278
TOTAL		487.8	5,250

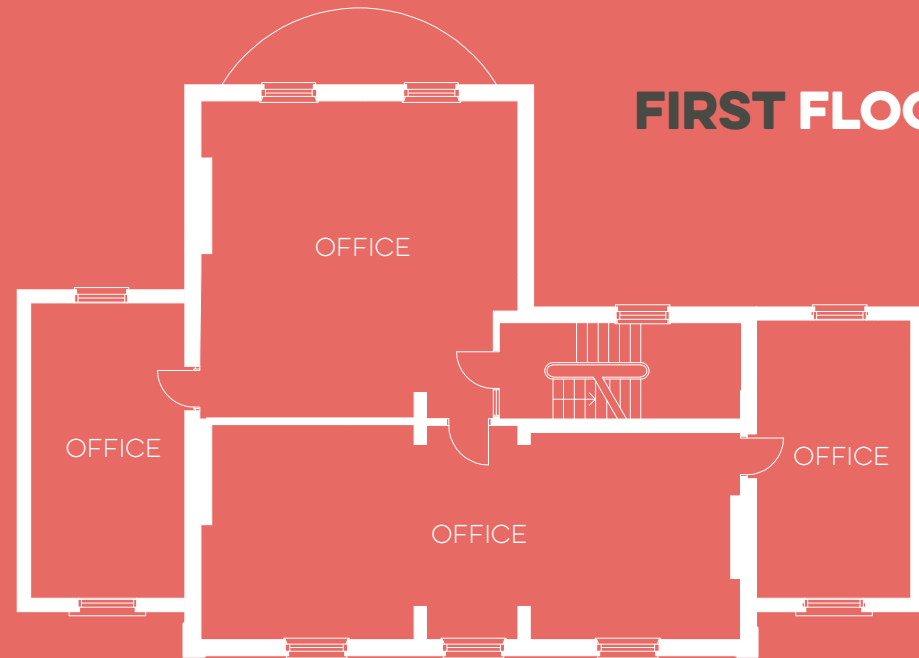
FOR FURTHER INFORMATION OR TO MAKE AN APPOINTMENT TO VIEW PLEASE CONTACT
BTF CANTERBURY (W. HINCKLEY) ON 01227 763663 OR EMAIL WILLIAM.HINCKLEY@BTFPARTNERSHIP.CO.UK



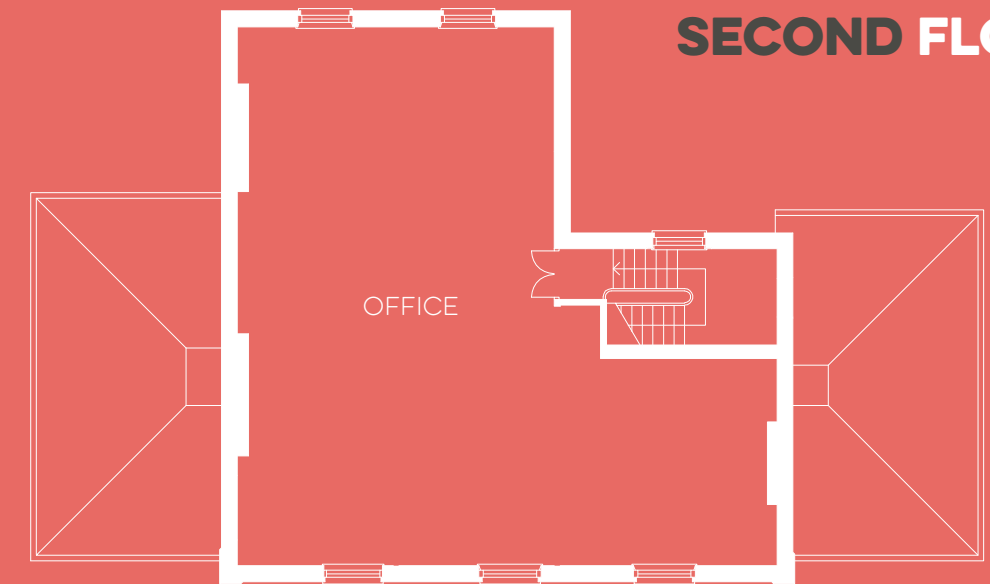
BASEMENT FLOOR



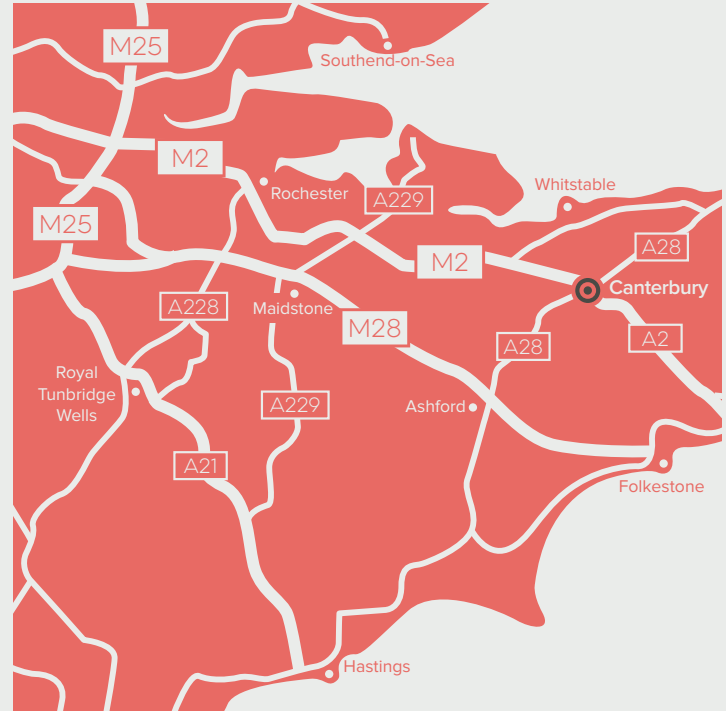
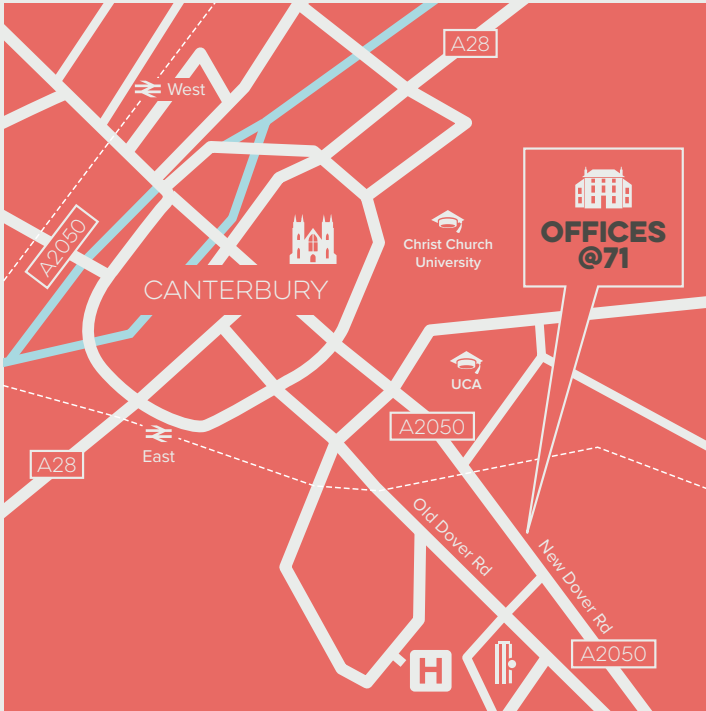
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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ROGATE 

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