



**Former Canterbury Family Centre,
Cow Lane,
Wincheap,
Canterbury,
Kent,
CT1 3RR**

FLEXIBLE AND ECONOMICAL ACCOMMODATION SUITABLE
FOR A VARIETY OF USES

600.6 sq m (6,465 sq ft)

TO LET

Offices at Gravesend, Gillingham, Maidstone and Canterbury

- ▶ Modern offices ideal for a range of business, leisure or training uses
- ▶ Close to Canterbury city centre and the main transport routes
- ▶ On site car parking available
- ▶ Building available for refurbishment and suitable for a range of uses



Location

The property is situated on Cow Lane on the well established Wincheap Estate just off the A28 between the City Centre and therefore well located for the main road system with the A2 connecting to the M2 at Faversham approximately 8 miles.

Occupiers on the estate include Homebase, Screwfix, Morrisons Supermarket, Go Outdoors, Brewers to name a few. There is on site parking and further public parking on the estate.

Description

The property comprises a substantial single storey building which was formerly used as the Canterbury Family Centre. The total accommodation is divided into two adjoining blocks.

Building 1 has been refurbished to a high standard and is divided into a number of rooms including an entrance lobby, large reception area, staff rooms and a range of private consultation/office rooms leading from a central corridor.

Building 2 provides a range of rooms including a hall area, adjoining kitchen, consultation rooms and WC facilities. It is in need of total refurbishment but could be utilised for a range of uses including leisure, training, offices etc

Outside, there are parking facilities for 7 vehicles.

Accommodation

Building	Description	SQ M	SQ FT
1	Offices	174.7	1,880
2	For Refurbishment	425.9	4,585

NB: Areas for Building 1 are Net Internal
Areas for Building 2 are Gross Internal

Terms

The accommodation is available to rent as a whole, on FRI terms at a rent of £48,000 per annum exclusive.

VAT will be charged.

Rates

According to the Valuation Office Agency website the rateable value is £22,500.

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.

EPC

The accommodation has an energy performance rating of E-103.



Viewing
By appointment, please
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