

CITY CENTRE OFFICE BUILDING



**1 Castle Street,
Canterbury,
Kent,
CT1 2QF**

144.5 sq m (1,556 sq ft) over two floors, plus
basement

TO LET

- ▶ City centre location
- ▶ Characterful accommodation
- ▶ A good mix of individual and open plan office rooms
- ▶ Walled rear garden



Location

The property is located in Castle Street within the Canterbury conservation area and the professional 'Castle Quarter'. The main city centre retail and leisure offer are within short walking distance.

Castle Street is a popular mixed commercial and residential area of the city and is close to a number of the main car parks, bus station and both Canterbury East and West mainline railway stations.

Description

The property comprises an attractive attached Grade II listed office building located in Canterbury city centre with accommodation over two floors and a basement.

On the ground floor there is a spacious reception area with two further offices to the rear. The first floor provides four further individual offices. Further storage space is provided in the basement.

There are WC facilities on ground and first floors and a staff kitchenette on the ground floor.

To the rear is a pleasant walled garden.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	65.9	710
First Floor	78.6	846
Basement	43.4	467
	187.9	2,023

NB: Stated areas are net internal and approximate

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £26,000 per annum exclusive of all other outgoings.

Business Rates

According to the Valuation Office Agency website the property's description is "offices and premises" and the rateable value is £23,250.

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

E -117. Expires July 2033.



Viewing

By appointment, please contact:

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