

PROPERTY DETAILS

**OFFICE / CLASS E
TO LET**

Location:	CANTERBURY / KENT
Property:	1ST FLOOR, 24 BURGATE CT1 2HA
Size:	1,023 Sq Ft (95.08 Sq M)



- **Historic Town Centre Location**
- **Suitable for Office & Class E Users**
- **Flexible Open Floor Spaces**
- **Good Natural Light**
- **Proximity to World Heritage Cathedral**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

The property is situated in the centre of the historically significant town with excellent proximity to high street amenities including shops, pubs and restaurants. Moments from Canterbury Cathedral.

A2 Trunk Road: 1.4 miles

Canterbury Mainline Train Station: 1.5 miles

Description

First floor office accessed via a shared entrance, modern lift and stairwell. The office provides for 2 separated workspaces with excellent scope for further reconfiguration. Front and rear windows provide good natural light. Single WC and kitchenette.

Floor Areas

The property has been measured in accordance with RICS property measurement professional statement, 2nd edition and has a IPMS 3 floor area totalling 1,080 sq ft .

	<i>Sq Ft</i>	<i>Sq M</i>
Office	1,000	92.90
Kitchen	23	2.18
Total	1,023	95.08

Rent

£14,000 per annum exclusive.

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges for example are chargeable by way of service charge.

Lease

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

Rateable Value £12,000. Small businesses qualify for rate relief.

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

info@traynorryan.co.uk

Costs

All legal costs to be borne by the ingoing tenant.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** E106. **Published:** 01/24