

TO LET Groundfloor
22 Hawks Lane
Canterbury
CT1 2NU



GROUND FLOOR OFFICE ANNEX WITH PARKING - TO LET

- Self-contained office annex
- Open-plan layout with private office
- Separate enclosed storage area
- Kitchenette and WC facilities
- 2 allocated parking bays
- Suitable for a range of Class E uses



GROUND FLOOR, 22 HAWKS LANE, CANTERBURY, KENT, CT1 2NU

The property comprises a self-contained ground floor office annex extending to approximately 963 sq ft (89.62 sq m). The accommodation provides a bright open-plan office area, a separate enclosed office, and a partitioned storage room, offering flexibility for a variety of business uses. The space benefits from good natural light, modern lighting, perimeter trunking, and its own kitchenette and WC facilities - making it ideal for small businesses or professional occupiers seeking well-presented space within walking distance of Canterbury city centre.

Location

22 Hawks Lane enjoys a quiet yet highly accessible position just a short walk from Canterbury's historic city centre and its principal shopping streets, including Whitefriars Shopping Centre, St George's Street, and High Street.

Canterbury is one of Kent's most vibrant and well-connected cities, renowned for its cultural heritage, tourism, and strong professional services presence. The property lies within the heart of the city's commercial district, surrounded by a mix of professional offices, boutique retailers, cafés, restaurants, and independent businesses.

The area benefits from excellent connectivity - Canterbury East Station is approximately a 5-minute walk, offering direct services to London Victoria, while Canterbury West Station (around 15 minutes on foot) provides high-speed links to London St Pancras in under an hour. Road connections via the A2 (M2) offer easy access to the coastal towns of Whitstable, Herne Bay and Dover, as well as to the wider motorway network.

Canterbury's historic attractions - including the Cathedral Quarter, Marlowe Theatre, and Canterbury Christ Church University - help generate consistent year-round footfall, supporting both office and retail activity across the city.

Accommodation

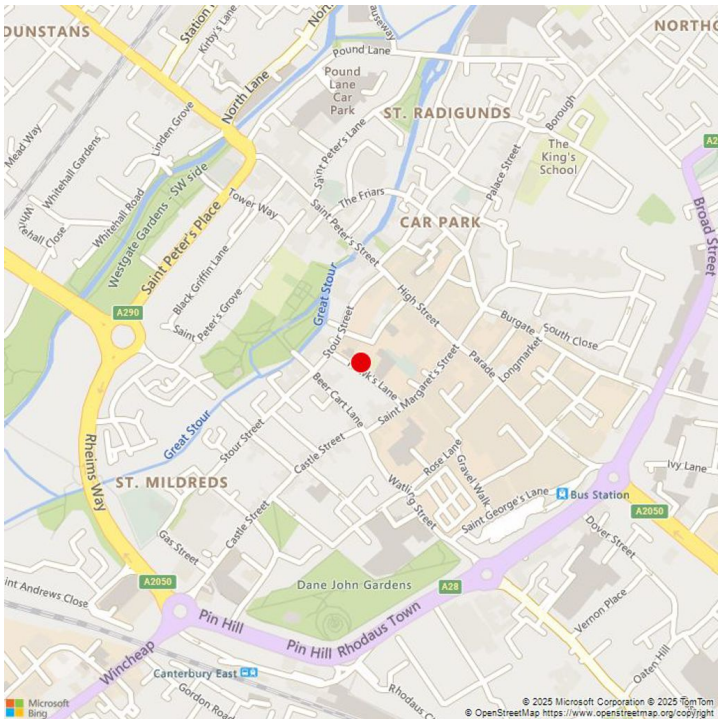
	Sq Ft	Sq M
Ground Floor Office	645	59.92
Office	39	3.62
Storage	279	25.92
TOTAL	963	89.46

Planning Information

Class E office use

Tenure & Terms

To let on new full repairing and insuring lease for a term of years to be agreed.



Additional Information

Rent

£8,000 Per Annum

EPC

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Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

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