



Total area: approx. 323.5 sq. metres (3481.8 sq. feet)  
32 St Georges Place, Canterbury



- Period building in City centre location
- Potential for substantial conversion
- Currently office space
- Arranged over 4 floors
- Car park to rear
- Immediate vacant possession

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**32 St. Georges Place, Canterbury, CT1 1UT**

**Ground Floor:** 16.00m x 6.60m (52'6" x 21'8") 105.6m<sup>2</sup>

**Entrance Hall:**

Stairs to first floor and doors to basement and rear.

**Main Reception Office:** 5.23m x 4.80m (17'2" x 15'9") 25m<sup>2</sup>

Window to front. Radiator. Air conditioning unit.

**Office 1:** 4.35m x 4.23m (14'3" x 13'11") 19m<sup>2</sup>

Window to rear. Radiator. Air conditioning unit.

**Office 2:** 3.53m x 3.00m (11'7" x 9'10") 10.6m<sup>2</sup>

Window to rear and side. Radiator.

**Basement:** 16.00m x 6.60m (52'6" x 21'8") 105.6m<sup>2</sup>

Hallway with door to front and a range of built in cupboards.

**Room 1:** 4.00m x 3.95m (13'1" x 12'12") 15.8m<sup>2</sup>

Window to rear. Radiator. Air conditioning unit.

**Room 2:** 4.20m x 3.20m (13'9" x 10'6") 13.4m<sup>2</sup>

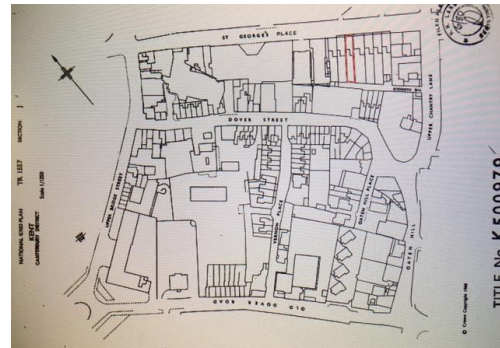
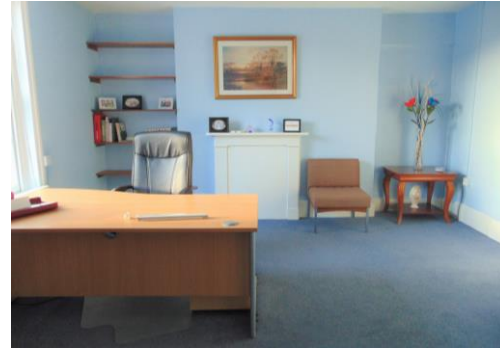
Window to front. Radiator. Air conditioning unit.

**Kitchen Area:** 0.70m x 1.60m (2'4" x 5'3") 4.3m<sup>2</sup>

Window to side. Hot water system and floor standing gas boiler supplying central heating system.

**First Floor Half Landing:**

Built in cupboard. Stairs to second floor. Doors to:



**Kitchen & WC's:** 3.80m x 3.00m (12'6" x 9'10") 11.4m<sup>2</sup>

Separate ladies and gents facilities, plus small kitchen area.

**Office 3:** 4.51m x 4.42m (14'10" x 14'6") 19.9m<sup>2</sup>

Window to rear. Radiator. Air conditioning unit.

**Office 4:** 5.51m x 3.78m (18'1" x 12'5") 20.8m<sup>2</sup>

Window to front. Radiator. Air conditioning unit. Door to:

**Office 5:** 5.10m x 3.20m (16'9" x 10'6") 16.3m<sup>2</sup>

Window to front. Radiator. Air conditioning unit.

**Second Floor Half Landing:**

Built in cupboards. Doors to:

**Office 6:** 3.94m x 2.98m (12'11" x 9'9") 11.7m<sup>2</sup>

Window to rear. Radiator. Air conditioning unit.

**Office 7:** 4.48m x 4.31m (14'8" x 14'2") 19.3m<sup>2</sup>

Window to rear. Radiator. Air conditioning unit.

**Office 8:** 5.14m x 3.28m (16'10" x 10'9") 16.9m<sup>2</sup>

Window to front. Radiator. Air conditioning unit.

**Office 9:** 3.88m x 3.27m (12'9" x 10'9") 12.7m<sup>2</sup>

Window to front. Radiator. Air conditioning unit.

**Car Park:**

Situated to the rear of the building with a minimum of 10 spaces.

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