

2 Floors Let
to Access UK



LOGAN HOUSE

CANTERBURY



New City Centre Grade A Offices

Final floor To Let

3,101 sq ft (288.1 sq m) with 15 car parking spaces



LOGAN HOUSE

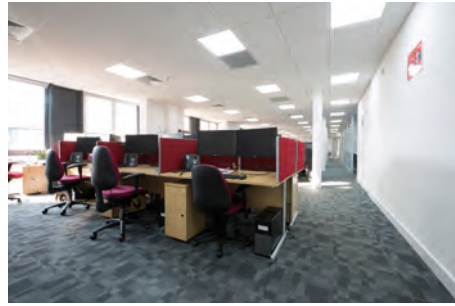
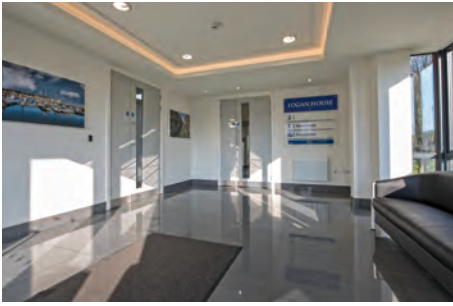
ST ANDREW'S CLOSE CANTERBURY CT1 2RP

Logan House is a brand new 9,924 sq ft Grade A, 3 storey office building in Canterbury city centre with 44 car spaces, an excellent ratio of 1:217 sq ft net.

Highly visible from Canterbury's ring road (fronting Rheims way), Logan House is in close proximity to the city's rail connections and within easy walking distance of Canterbury's extensive and vibrant restaurant, retail, leisure, education and tourism amenities.

Logan House has been constructed to a high specification with "BREEAM Good" certification and is available for immediate occupation.



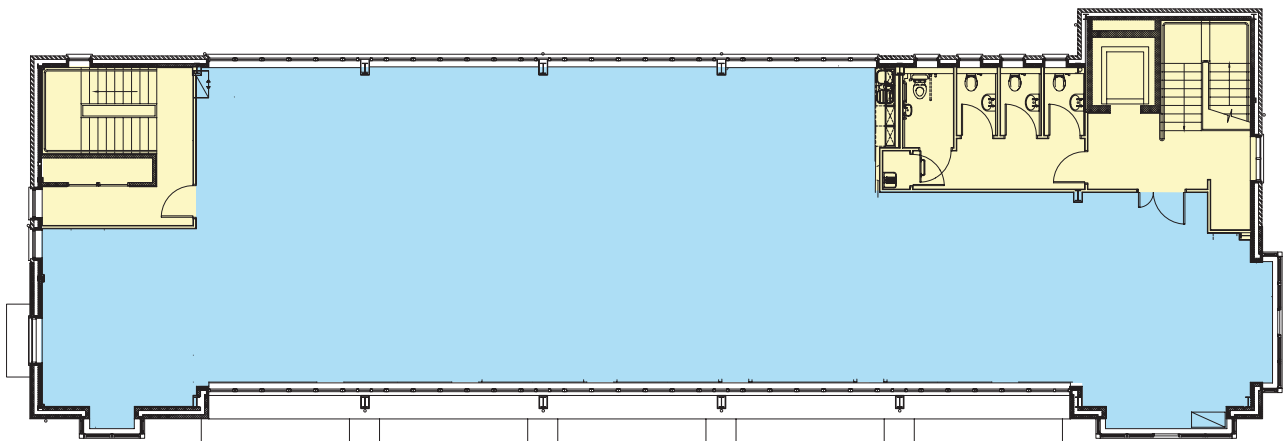


SPECIFICATION

- VRV air conditioning and heating
- 150mm raised access floor
- LED lighting
- 8 person passenger lift
- 44 covered car parking spaces
- BREEM Good
- EPC Rating B33

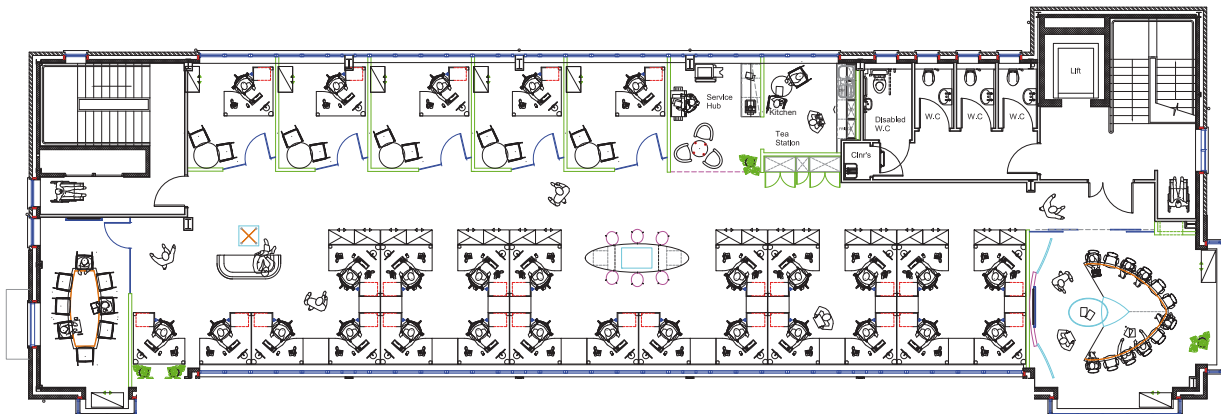
FLOOR AREAS

Second Floor	3,101 sq ft	288.09 sq m
First Floor	LET	
Upper Ground Floor	LET	
Reception	360 sq ft	33.45 sq m
Total	9,924 sq ft	921.96 sq m



Second floor plan

Second floor plan - typical corporate layout



- | | |
|---------------------------|-----------------------|
| 23 Open Plan Workstations | Meeting Room |
| 5 Cellular Offices | Breakout Spaces |
| Training Room / Boardroom | Kitchen & Service Hub |



LOCATION

The historic cathedral city of Canterbury benefits from excellent road and rail communications. Located adjacent to the A2 rapid access is available south to the Channel Ports and west via the M2 to the M25. In addition the A28 connects Canterbury to Ashford and the Channel Tunnel Rail terminal 16 miles to the south east.

Rail links are excellent with Canterbury's two mainline stations within walking distance of Logan House. Canterbury West Station provides access to Central London (via St.Pancras International) in under one hour.



LOGAN HOUSE

ST ANDREW'S CLOSE
CANTERBURY CT1 2RP



Terms: For further information please contact the sole agents

A development by

ALBANY CAPITAL
DEVELOPMENT AND INVESTMENT

Robert Martine
rmm@martinewaghorn.co.uk

Graham Starling
gs@martinewaghorn.co.uk



www.logan-house-canterbury.co.uk

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