



**The Beacon Rolvenden Road, Benenden  
Kent TN17 4BU**

Warehouse unit of 1,800 sq. ft. Set in a rural location with office/kitchen space, WC and parking.

**£1,400 PCM**



**Description**

Any applicant must comply with the planning consent covering this building, originally granted as B1 use and now incorporated into Use Class E which includes shops, offices, gyms, restaurants, workshops and other types of commercial buildings.

Working time limitations 0800-1800 5 days a week, 1300 on Saturday.

Prior approval is required for any fixed part or machinery to be installed

We will be pleased to discuss your intended use of the building to ensure that it falls within Class E.

A copy of the planning consent is available (attached but there have been subsequent consents)

Total floor space - 1800 ft (180m<sup>2</sup>) divided into

Open work space -1440 (144m<sup>2</sup>)

Office space - 300 ft (30m<sup>2</sup>)

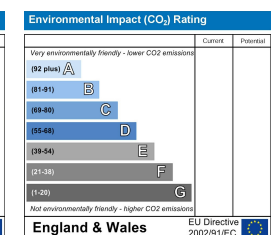
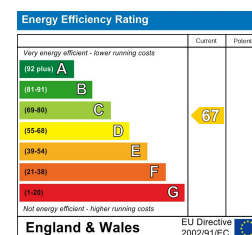
WC - 60 ft

Mezzanine storage above office & WC

Rateable value £6100

Asking Rent - £1400pcm (NO VAT)

**\*\* PLEASE NOTE THE EPC IS IN PREPARATION \*\***



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



W789 Ravensworth 01670 713330

Windmill Oast, Windmill Farm  
2 Benenden Road  
Rolvenden  
Kent  
TN17 4PF  
**01580 242700**

<https://www.valeandmarsh.com>

