



**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

The user must fall within a class B1 use, defined as.  
Use for all or any of the following purposes—  
(a) as an office other than a use within class A2 (financial and professional services),  
(b) for research and development of products or processes, or  
(c) for any industrial process,

Being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The recent extension to class E does not apply to these premises.

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

Prior approval is required for any fixed pant 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)

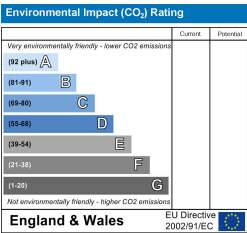
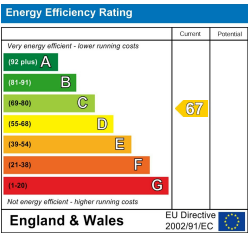
Total floor space - 1800 ft (180m2) divided into  
Open work space -1440 (144m2)  
Office space - 300 ft (30m2)  
WC - 60 ft

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



2 Windmill Oast  
Windmill Farm Benenden Road  
Rolvenden  
Kent  
TN17 4PF  
**01580 242700**  
<https://www.valeandmarsh.com>

