



TO LET

HARBOUR FARM BUSINESS UNITS UNIT 5 - GROUND FLOOR CANTERBURY ROAD MOLASH KENT CT4 8HF

**Modern, spacious rural offices with car parking with additional storage
if required.**

EXTENDING TO A TOTAL OF CIRCA 379.2ft² (34.8 m²)

GUIDE RENT - £7,800 per annum

LOCATION

The Harbour Farm Business Units are located 0.6 miles to the west of Molash village and 1.3 miles east of Challock in the heart of Kent. Local amenities and facilities are within easy distance in the centre of Challock and include the Parish Church, Primary School, village shop and pubs amongst other local amenities.

The City of Canterbury is located 10.5 miles to the east and Ashford 8 miles to the south which provide further facilities and amenities if required.

Ashford provides a national and international rail link with easy access into London (37 minutes) and the continent along with good road links via the M20 to the rest of the country.

DESCRIPTION

Unit 5 – The ground floor unit contains an open plan office alongside a W.C. and a small kitchen. There is allocated parking, as well as additional storage and parking if required. This unit extends to 34.8m² (379.2ft²).

Please see Floor Plans opposite for a more detailed layout of the office space.

SERVICES

Tenants will be responsible for electricity, water and drainage within the units which will be individually metered.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections.

ACCESS & PARKING

The Harbour Farm Business Units are located 1.3 miles north east of the village of Challock and direct access can be gained from the A252 to the south that runs from Charing to Canterbury.

Access is via a gated entrance to a hardcore parking area. Parking allocation can be discussed on site when viewing with the agent or Landlord.

A Location Plan showing the exact location of the property can be found overleaf.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in July 2023.

TENURE

- Term – The Lease term to be of a reasonable length. The Landlord would prefer to have a 2 year Lease in place.
- Repair – On vacation of the unit, it will be fully repainted and redecorated as when occupied.
- Rent – Payable monthly in advance.
- Insurance – The proportion of the buildings insurance applicable to the unit will be the responsibility of the Tenant. The tenant will also have to insure the contents of the unit.
- Outgoings – All outgoings will be the responsibility of the Tenant. This includes Business Rates.

BUSINESS RATES

The Units at Harbour Farm are not yet rated by the Valuation Office Agency and the prospective tenants must be aware that they will be responsible for all outgoings including business rates. It is likely the occupier will be able to claim Small Business Rates Relief subject to clarification with Ashford Borough Council.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of Smartsearch to verify the identity and residence of tenants.

VIEWINGS

Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a working farm. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

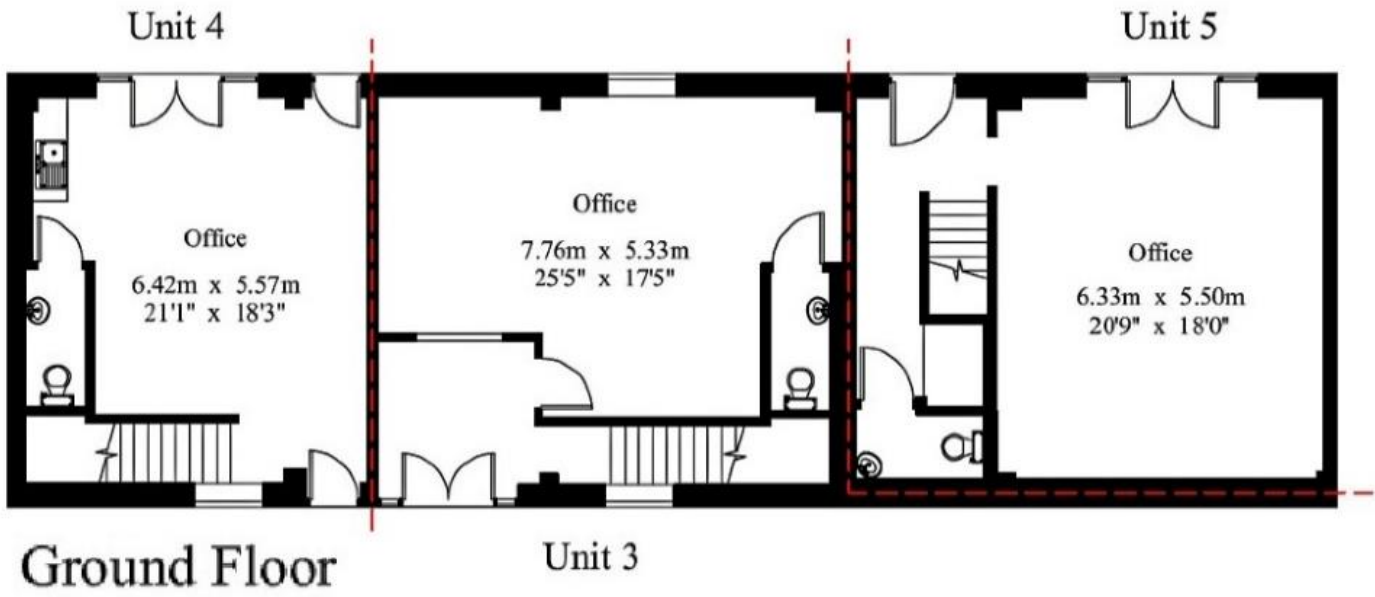
AGENT'S NOTE

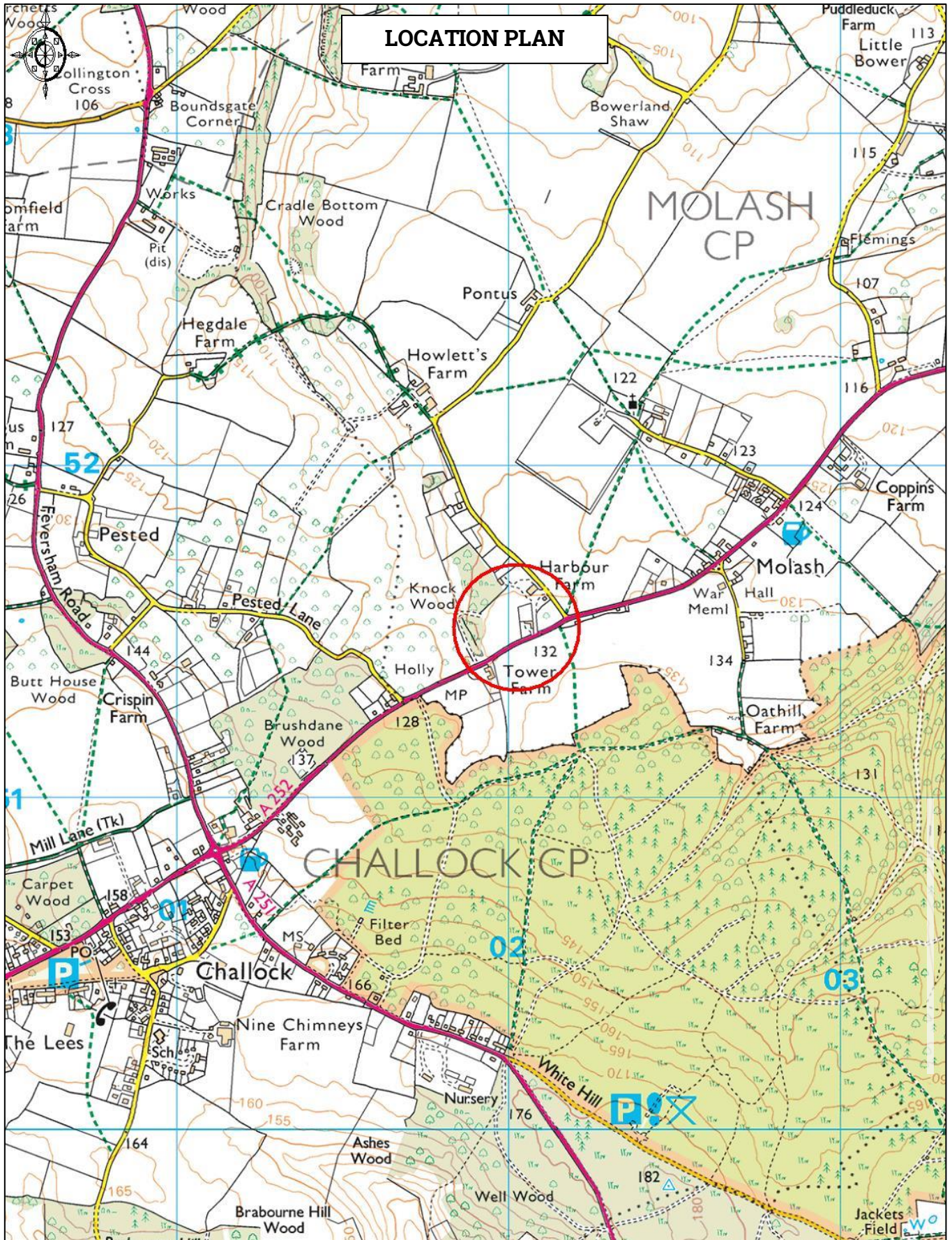
We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

GUIDE RENT

£7,800 per annum

FLOOR PLAN





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.