

Store Building @ Farningham Cricket Club

Horton Way, Farningham, Dartford, Kent, DA4 0DQ



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**Industrial /
Warehouse To Let**



- Store / Warehouse Building
- Very Well Located for Motorway Connections
- 1.8 Miles from Swanley Interchange (J3 of the M25)
- Picturesque Location at Farningham Cricket Club
- 3.5m Eaves
- 2 Roller Shutter Doors

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Description

Farningham Cricket Club has been part of the local sports scene for many years, contributing to the village's social and sporting life. The club is equipped with a cricket ground and practice facilities, and the clubhouse typically serves as a social hub for members, offering amenities and hosting events.

The store building available is located at the entrance to the club off the private Road of Horton Way and was previously occupied by St John's Ambulance for vehicle storage.

The building is a detached unit with two shutter doors totalling 707 sq ft.

Accommodation

The property is a detached garage/store building of brick elevations benefitting from two roller shutter doors. Internally it is just open plan storage accommodation with tea point, power and water. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Eaves Height 3.5m

Area	Sq Ft	Sq M
store	707	65.68

Rateable Value

RV £3,950 @ 49.9p in the £

Rates payable £1,971.05 for the year 2024/25

(May be eligible for small business rates relief, please enquire with local borough council for further information)

Rent

£8,000 Per Annum Exclusive

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Not Applicable

Legal Costs

Each side to bear its own legal and professional costs

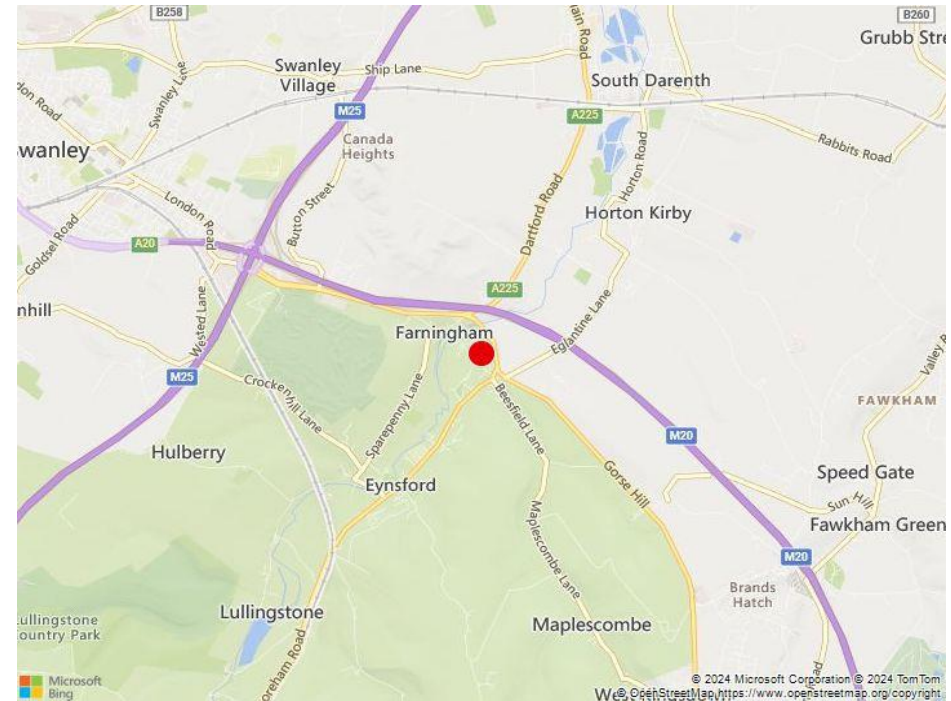
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Location

The property is situated at Farningham Cricket Club, just off the A20, in the centre of the village of Farningham in the Darent Valley, approximately 20 miles southeast of London. It is very conveniently located being just 1.8 miles from J3 of the M25 motorway (Swanley Interchange) and only 2.1 miles from Brands Hatch. Eynsford is the closest station, being 1.7 miles away, and has services into central London in 32 minutes or Swanley Station which is 3.5 miles from the property and has more regular direct services to central London in 30 minutes.

What3Words Location: <https://w3w.co/press.zest.twins>



For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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