



THE GRAIN STORE
SHEEPCOTE FARM | SHEEPCOTE LANE | ORPINGTON | KENT | BR5 4ET
WORKSHOP TO LET £8,400 PER ANNUM



**Lambert
& Foster**

LOCATION

Sheepcote Farm is located on the urban fringe of London, a rural but very accessible location only 1.2 miles from St Mary Cray and 2 miles from Swanley, providing connections to the M25 and A20.

The Grain Store is within the main farmyard, and is one of a range of former agricultural buildings now in a commercial use. It offers a flexible workshop or storage use, benefiting from 3 phase electricity.

DESCRIPTION

The Grain Store extends to approximately 600 sq ft, configured as follows:

- Main Workshop 28.51 sq m (306.9 sq ft)
- Store room 1 13.32 sq m (143.4 sq ft)
- Store room 2 13.35 sq m (143.7 sq ft)

Presently stepped access up to the workshop but which could be replaced by a ramp.

In addition, and available by separate negotiation, there is a hangar like building situated very close to The Grain Store called The Romney hut, which measures approximately 1,646 sq ft.

GENERAL

Use: Storage or light industrial uses

Access: Access from the highway via a hard standing roadway

Parking: Available adjacent to the property, suitable for 2 vehicles

Services: Mains electricity (3 phase), separately metered

Local authority: Bromley Borough Council

Business Rates: Rateable value £1,775

TERMS

Available from: 1st July 2024

Security Deposit: Equivalent to three month's rent

Repairing: The property is offered on a internal repairing and insuring basis

Legal Costs: Each party to pay their own legal costs

VIEWING

Strictly by appointment Paddock Wood Office 01892 832 325 / jon.booth@lambertandfoster.co.uk



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