



THE GRAIN STORE
SHEEPCOTE FARM | SHEEPCOTE LANE | ORPINGTON | KENT | BR5 4ET
WORKSHOP TO LET £600 PER MONTH



**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.

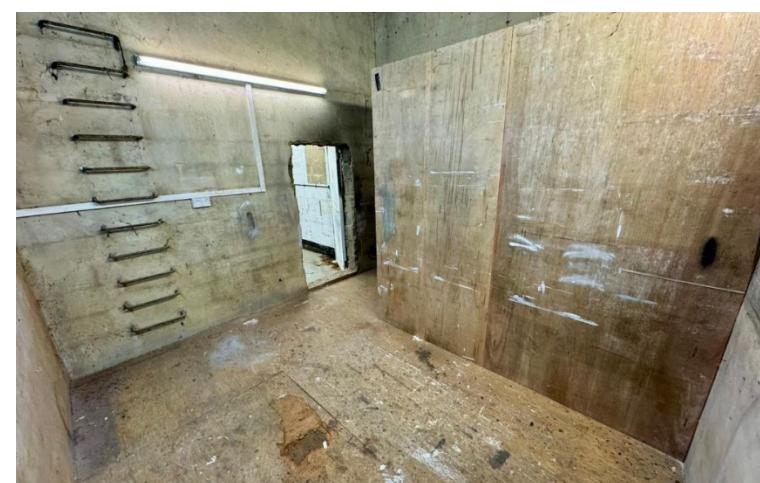
The Grain Store is within the main farmyard, and is one of a range of former agricultural buildings now in a commercial use. It offers a flexible workshop or storage use, benefiting from 3 phase electricity.

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.



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 December 2025

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

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



arla | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA