

Farm Shop  
Somali Farm  
**Birchington**  
CT7 0HA

**£8,000 per annum**

Finn's  
2 Market Sreet  
Sandwich  
CT13 9DA  
t: 01843 210878  
e: [t.brett@finns.co.uk](mailto:t.brett@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



Flexible office/studio/storage space  
Adjacent parking  
Convenient location close to Birchington

Farm Shop  
Somali Farm  
Park Road  
Birchington  
CT7 0HA

A flexible space which would be ideal for a studio/office/storage space, with parking and situated close to Birchington.

**Description**

The office is accessed outside via decking which leads to the main office area measuring approx. 5.81m x 8.80m. Beyond the main office area is a high specification kitchen which measures approx. 3.81m x 2.87m. There are then two further office spaces one measuring approx. 2.88m x 4.9m and the other measuring approx. 3.66m x 2.95m. This gives a total floor area of 86.95m<sup>2</sup> (936sqft). The main office space also benefits from a woodburning stove.

There is access to a W.C in the adjacent stables and parking is on a first come first serve basis opposite in the main yard.

**Directions**

From Birchington follow along Canterbury Road as if you were going to Margate, 230m after the roundabout take the right hand turning onto Park Road. Go straight across the next roundabout and continue for approx. 1km, to your left you will then see Somali Farm. The postcode is CT7 0HA.

**Tenure**

To be offered on a lease agreement of a minimum three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

**Services**

Mains water and electricity. The Tenant will be obliged to pay all water and electricity rates and a service charge for the use of the communal W.C, details of which are available on request.

**Business Rates**

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations, however small business rate relief may be available.

**Landlords Legal Costs**

The ingoing Tenant will be responsible for contributing £300 plus VAT to the Landlord's legal costs.

**Deposit**

A deposit equal to two months' rent will be payable.

**Rent**

£8,000 per annum will be payable quarterly in advance.

**Viewing:** By appointment through Finn's, Sandwich tel: 01843 210878

**Date:** These particulars were prepared in May 2022.

