

**Coldstore  
Ebbsfleet Farm  
Jutes Lane  
Minster  
Kent, CT12 5DL**

**£23,500 per annum plus VAT**

Finn's (1865) Ltd  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent  
CT7 0NE  
t: 01843 210878  
e: [t.brett@finns.co.uk](mailto:t.brett@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



**Well Located Storage Unit Measuring 3,212sqft  
Excellent Location Just Off the A256  
Yard Space Adjacent to Unit**

**[www.finns.co.uk](http://www.finns.co.uk) 01843 210878**



## An Excellent 3,212sqft Storage Unit in a Good Location Next to the A256

### Description

The building has a concrete frame and is externally clad. It benefits from a solid concrete floor and a large roller shutter door, measuring 7.2m high and 5.38m wide, with a personnel door to the side.

The Coldstore measures approx. 22.22m (72.9ft) x approx. 13.43m (44.06ft) giving a total floor area of approx. 298.4m<sup>2</sup> (3,212sqft).

### Situated

Ebbsfleet Farm is located in a well-established and tidy light industrial & craft workshop site to the south-east of Minster and has good access onto the A256 in both directions.

### Tenure

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

### Services

Mains electric. The tenant will be responsible for reimbursing the landlord at the standard rate for any charges incurred.

### 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.

### Landlord's Legal Costs

The incoming Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

### VAT

VAT will be charged in addition to the rent.

### Deposit

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

### Rent

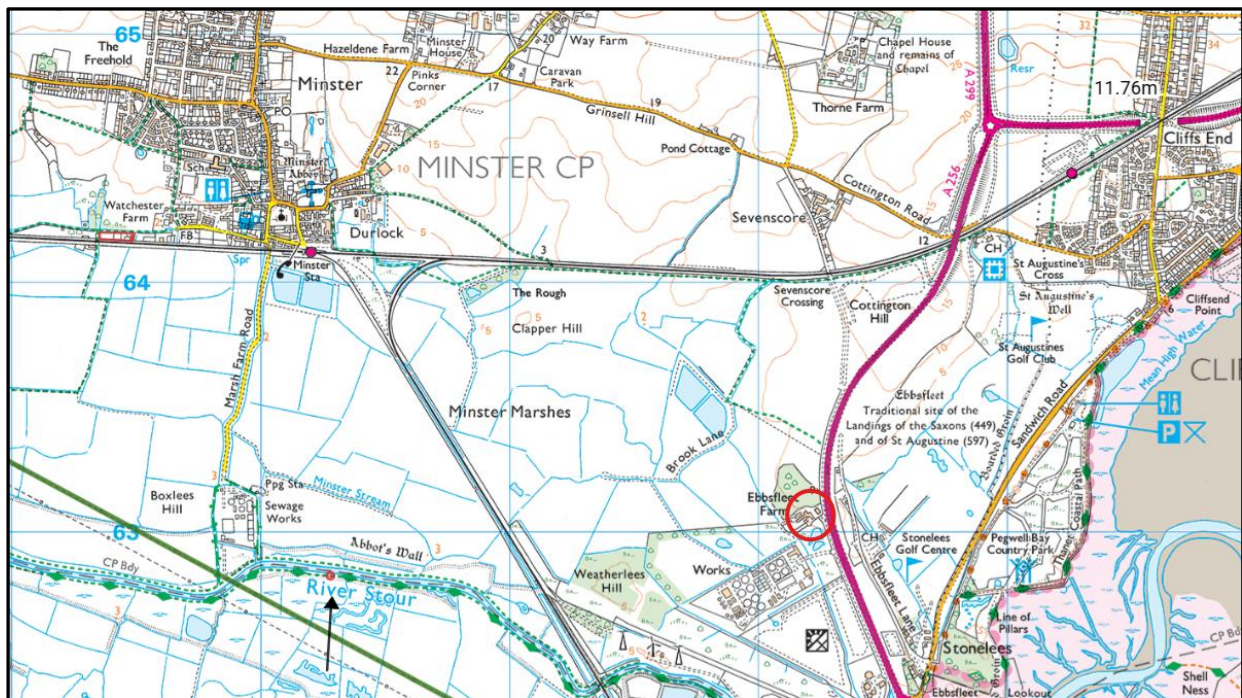
£23,500 per annum plus VAT and will be payable quarterly in advance.

### Insurance

The tenant will be responsible for reimbursing the landlord for the building's insurance premium.

**Viewing:** By appointment through Finn's, St Nicholas at Wade Tel: 01843 210878

**Date:** These particulars were prepared in March 2025



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 210878

