

Unit 2
Homestead Farm
Woodnesborough Road
Sandwich
CT13 0AE

£7,800 per annum

Finn's
The Packhouse
Wantsum Way
CT7 0NE
t: 01843 210878
e: t.brett@finns.co.uk
www.finns.co.uk



A large workshop/storage unit with internal office space
Adjacent parking
Convenient location close to the centre of Sandwich

www.finns.co.uk 01304 612147



A workshop/storage unit with office space close to the centre of Sandwich.

Description

The unit is of concrete block and corrugated construction under a corrugated roof. The unit has a part block wall down the centre splitting the unit into different workstations. The first section measures 14.19m x 5.51m (46'55" x 18'07") with the second area measuring 14.17m x 4.90m (46'48" x 16'07") The office measures 3.56m x 2.08m (11'67" x 6'82") giving a total area of 142.51m² (1,534 ft²). Access is gained by a sliding door measuring 3.00m x 2.40m with a personnel fire exit to the rear.

Situated

The building is located in a convenient position about ½ miles from the centre of the ancient Cinque Port town of Sandwich. Canterbury and Dover are both about 13 miles away.

Opening Hours

Monday to Saturday 0800-1800. No working on Sundays or Bank Holidays.

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

The building will be offered with a three-phase electricity supply. Shared WC facilities are available. The tenant will be responsible for reimbursing the Landlord for any electric or other services at cost. There is no mains water to the unit.

Parking

Two car parking spaces are available with the unit.

Insurance

The tenant will be responsible for reimbursement of the landlord's insurance premium.

Rates

These will be the responsibility of the Tenant. The Rateable Value is currently £5,600. Small business rate relief may be available dependent on circumstances.

Planning

The unit has the benefit of Planning Permission for B1 light industrial use and B8 storage use. Motor trade usage will not be considered.

Landlord's Legal costs

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

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit

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

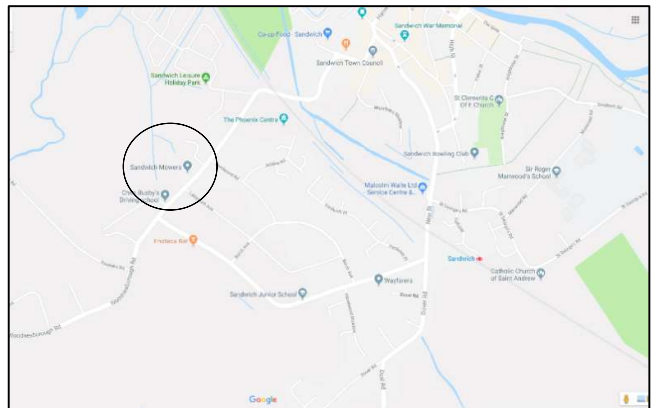
Rent

The annual rent of £7,800 will be payable quarterly in advance.

Viewing: By appointment through Finn's, St Nicholas at Wade

tel: 01843 210878

Date: These particulars were created in October 2025 with the pictures being taken in September 2021



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
1-3 King Street
Sandwich
Kent CT13 9BY
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

