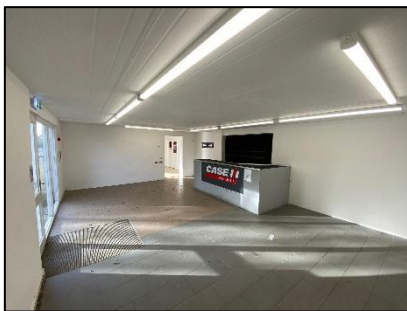


**The Vegetable Packhouse
St Nicholas Court Farm
St Nicholas at Wade
Nr Birchington
Kent, CT7 0PT**

£21,000 per annum

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



Well Located Showroom with Office and Storeroom space

Excellent Location Just off the A299

Adjacent Parking

Description

The Vegetable Packhouse has two bright and spacious showrooms each measuring approx. 7.7m x 5.2m giving an area of 80m² (862sqft). Behind the two showrooms are three office spaces measuring in total approx. 9.41m x 8.8m giving a total office space of 83m² (891sqft). Lastly there is a large storeroom to the rear of the premises measuring 135m² (1,451sqft). The unit benefits from a W.C and kitchen, giving a total floor area of 298m² (3,204sqft).

The building is of steel frame construction which is externally clad and benefits from a solid concrete floor.

Situated

St Nicholas Court Farm is located in a well-established and tidy light industrial & craft workshop site on the edge of the village of St Nicholas at Wade and has good access onto the A299 Thanet Way 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 and water with private drainage. The tenant will be responsible for reimbursing the landlord at the standard rate for any charges incurred.

Use

The unit is suitable to be used as a showroom/storage space with additional office space. No motor trade use will be considered.

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations.

Landlord's Legal Costs

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

VAT

VAT will not be charged in addition to the rent.

Deposit

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

Rent

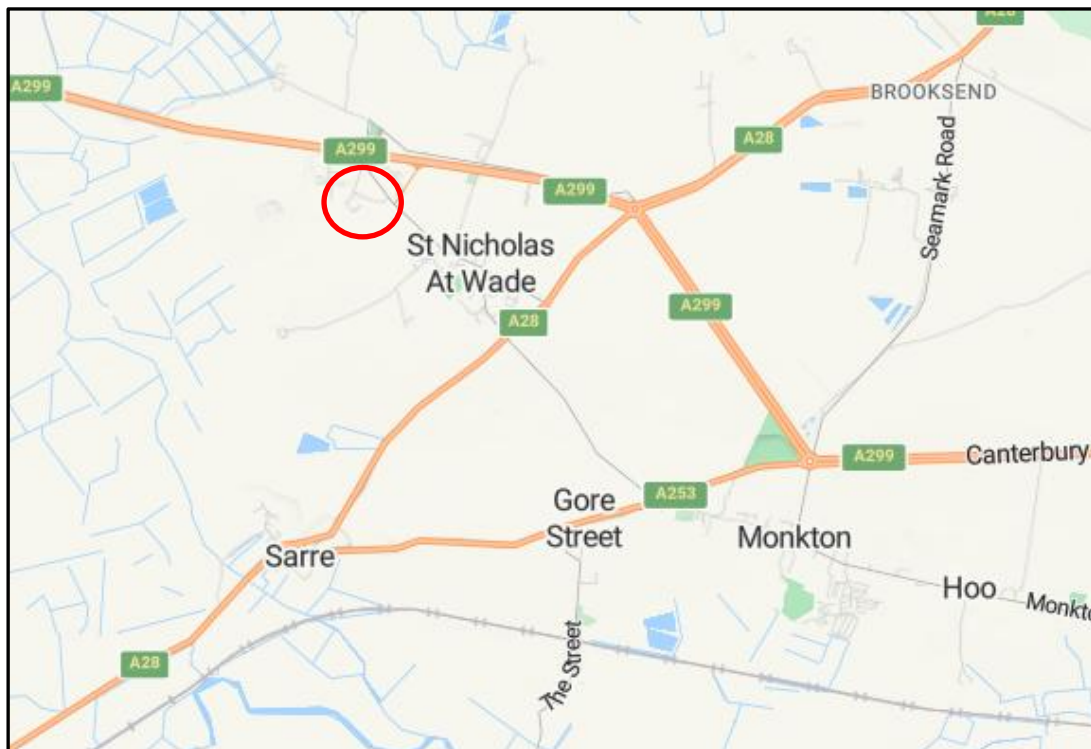
£21,000 per annum will be payable quarterly in advance.

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 on 27th November 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
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St Nicholas at Wade
Kent CT7 0NE
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