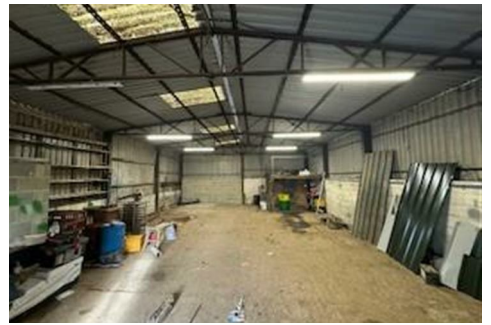




George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



Parsonage Farm The Street, Sittingbourne, ME9 7UJ

£1,200 Per Month

George Webb Finn are delighted to offer this unit to the market in the charming village of Stockbury, Sittingbourne. This industrial barn presents a unique opportunity for those seeking a versatile workshop. Boasting approximately 115 square meters (1246.36 square feet), this property offers ample space for various business ventures.

The industrial unit features a convenient roller shutter door, providing easy access for deliveries and transportation. With separate personal access, three-phase electricity, and a W/C on-site, this property is well-equipped to support your business needs efficiently.

Situated in a tranquil rural location, this property offers a peaceful working environment away from the hustle and bustle of the city. Despite its serene setting, this property remains conveniently close to motorways, ensuring excellent connectivity for your business operations.

Location

The unit is located in the village of Stockbury next to MB Farms shop/butchers and the village post office. It lies approx. 3 miles from Sittingbourne and is only a few minutes from the A249 and junction 5 of the M2 with direct links to London, Ashford and Canterbury.

Main Description

The Barn is of steel portal frame construction under a sheet roof with a concrete flooring and is approx. 1237 sqft and benefits from a roller shutter door, three-phase electricity, a separate personal door and a toilet and hand-washing facilities. The unit also benefits from outside space for vehicle parking.

General Information

Rent - £1,200.00 Per month

Deposit £3,600.00

Business Rates - Available from Nick Prior of Swale Borough Council

Your are advised to make your own enquiries to the local authority before making a commitment to lease.

Agreement Fee - £500 Plus VAT

Viewings - Strictly by appointment only.

Accommodation

This Workshop measures 13.69 x 8.96, with a small store 1.8 x 3.8 available by separate negotiation (total 115 sqm)

Three Phase Electricity and Roller shutter with separate personnel door along with W/C and hand washing facilities.

Terms

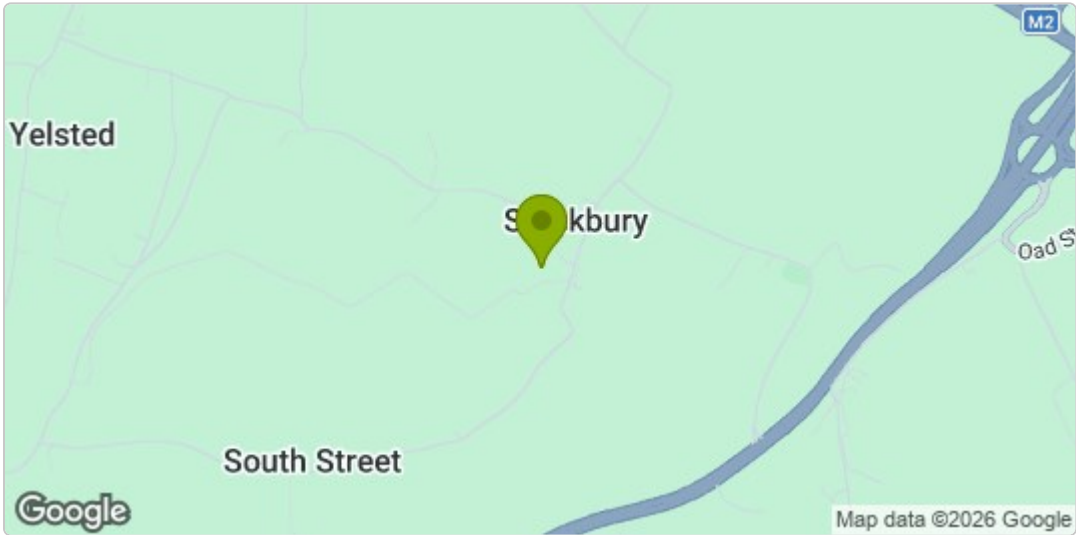
Fixed Term of 2 years offered subject to the 'contracting out' of S.24-S.28 of the security of tenure provisions of the Landlord and Tenant Act 1954.

Longer term may be available upon enquiry.

Electricity: Variable contribution to the Landlord depending on use

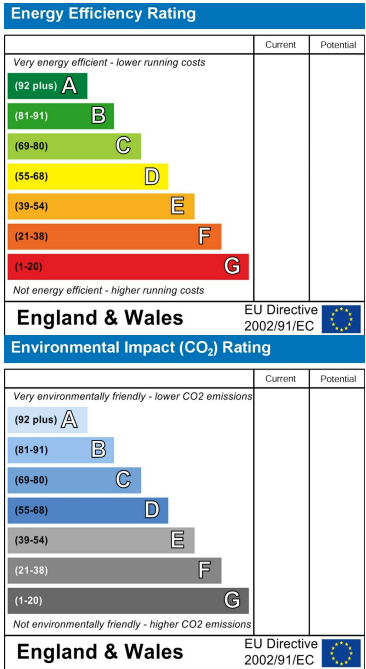
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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