

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Suite 8, The Courtyard,  
Parsonage Farm, Throwley,  
Faversham, Kent ME13 0PN



**CONVERTED FORMER FARM BUILDINGS IN ATTRACTIVE COURTYARD SETTING  
PROVIDING OFFICE ACCOMMODATION**

**TO LET**

- Category II lighting
- Gas fired central heating
- Double glazed windows and blinds
- Immediate availability
- Unit 8 - 240 sq ft
- Secure container storage available at £100 per month

**Rent: £3,100 per annum + VAT**

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

Parsonage Farm is located at Grid Reference TQ998558, being located on the eastern side of Parsonage Stocks Road just north of its junction with Baggins Road, just south of the village of Sheldwich on the A251 approximately 3 miles south of Faversham (M2 - 3 miles) and 9 miles north of Ashford (M20 – 10 miles). The easiest way to find the farm is to turn west off the A251 (Ashford Road) virtually opposite Sheldwich Village Church, proceed along Old Baggins Road in a westerly direction, turning left (south) at the T Junction into Parsonage Stocks Road and Parsonage Farm can be found on the left-hand side after about ¼ of a mile. This attractive rural setting combines the peace and quiet of the countryside with easy access via the A251 in the centre of the county.



## DESCRIPTION

This office studio was created from a Victorian brick built stable block/milking parlour to a high standard, incorporating Cat II lighting and a gas fired central heating system. The unit has been recently refurbished and re-decorated with new carpets having been fitted. Car parking is provided within the attractive courtyard with an overflow capacity being available. The office complex benefits from a shared kitchen and WC facilities with a common conference facility being available on a daily or half daily basis.

## ACCOMMODATION

Suite 8                    240 sq ft

## SERVICES

The unit is individually metered for electric and heating is apportioned on a percentage basis. Water and WC facilities are on a shared basis. Five telephone lines are generally connected and we understand that broadband is now available on site.

## RATEABLE VALUE

The suite will need re-assessing upon occupation as it has recently been reconfigured but we believe it will be circa £2,300. It is highly likely the ingoing qualifying tenants would get Small Business Rate Relief.

## TERMS

The premises are available by way of a new IRI lease contracted outside the 54 Act, the terms of which are negotiable subject to a rent being sought of £3,100 per annum plus VAT at the appropriate rate. There is a half yearly service charge payable of approximately £350.00. There is also container storage that is available at Parsonage Farm on a secure site at £100.00 per calendar month.

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs. There is a £200 per annum charge for the shared conference facilities in addition to a site service charge to cover estate security, maintenance and cleaning.

## ENERGY PERFORMANCE CERTIFICATE

The premises are assessed at a Band C, scoring 61 points on the scheme devised by HMG. Full certificate and recommendation report are available upon request.

## VIEWING

Strictly by appointment through the agent Stafford Perkins. Tel: 01233 613900.

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The code is available through professional institutions and trade associations.