

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

Unit 17

The Courtyard, Parsonage Farm, Throwley

Faversham, Kent, ME13 0PN

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**CONVERTED FORMER FARM BUILDING PROVIDING STORAGE/WAREHOUSE ACCOMMODATION
RURALLY LOCATED**

TO LET

- 2,640 sq. ft.
- Available Q3 2026
- Secure Container Storage Also Available
- Separate personnel door

Rent Sought: £10,000 per annum plus VAT

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

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 ¾ 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 former agricultural barn is now available for storage purposes only. It is accessed via an electric roller shutter door some 13ft wide by 12ft high. The portal frame unit has an eaves height of approximately 14ft, rising to an apex of circa 17ft. There is a separate secure personnel door, skylights in the roof and artificial lighting.

ACCOMMODATION

Unit 17: 2,640 sq.ft

SERVICES

The unit is individually metered for electricity. There are no water or WC facilities.

RATEABLE VALUE

The premises are not currently assessed for Business Rates.

TERMS

The premises are available by way of a new IRI lease contracted outside the 1954 Act, the terms of which are negotiable but a rent of £10,000 per annum is being sought. There is a management fee of £100 per annum plus VAT.

There is also container storage that is available at Parsonage Farm on a secure site at £125.00 per calendar month or £135 per calendar month undercover.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

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.

