



WORKSHOP & STORE WITH SMALL YARD

914 Sq Ft (84.91 Sq M) GIA
+ Approx. 1,000 Sq Ft

LEASEHOLD

**THE GRAIN STORE WORKSHOP, CONEY LODGE FARM,
PARK FARM ROAD, BIRLING, WEST MALLING, KENT ME19 5JZ**

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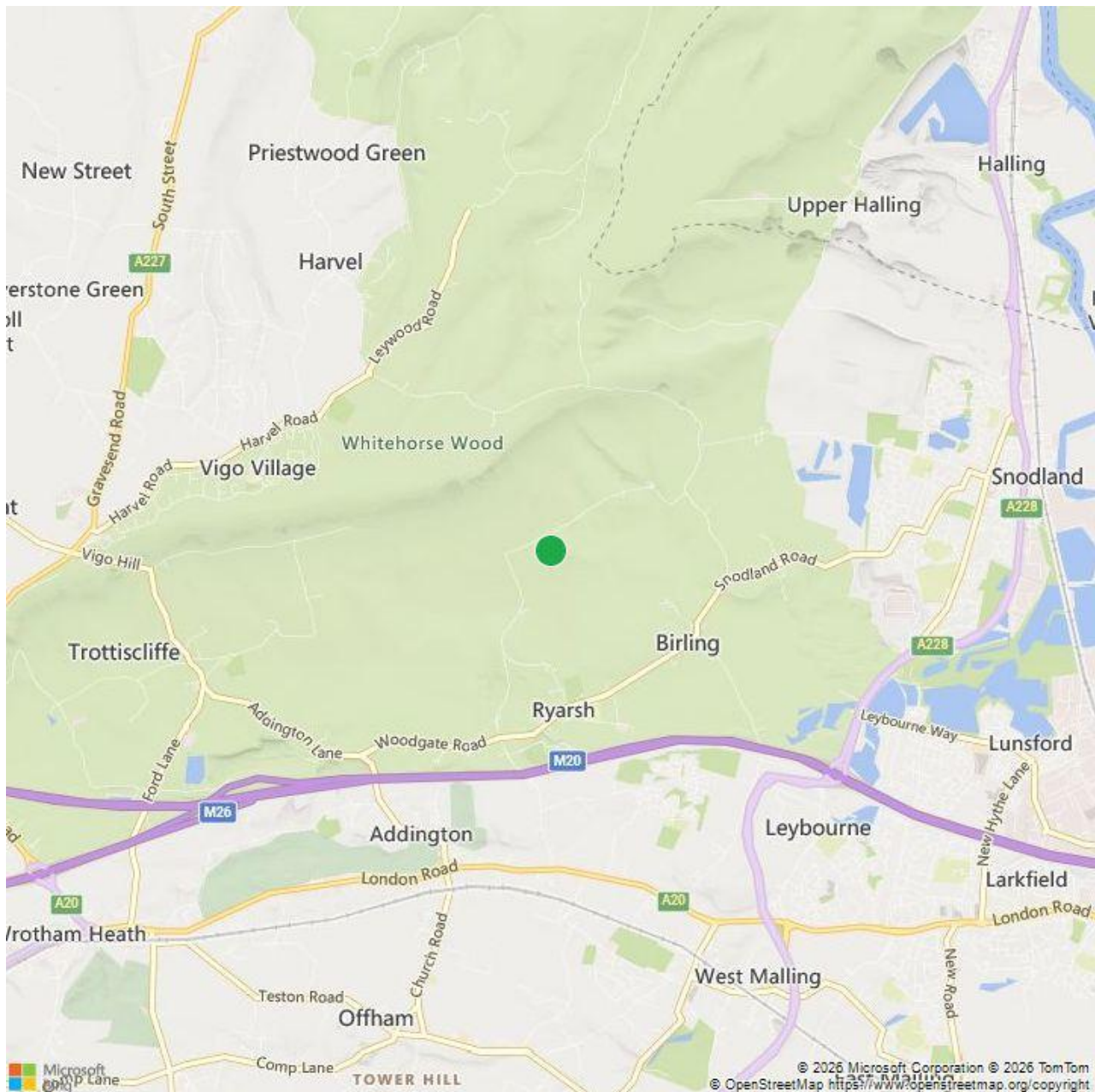
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The Grain Store Workshop is located on Birling Estate in the Kent Downs Area of Outstanding Natural Beauty with views across the farmland up to the Downs.

It is approximately 1.5 miles from the A20 at Addington between Wrotham and West Malling. Jct 2A of the M20 (where the M26 joins the M20) is approximately 3.5 miles away and Jct 4 of the M20 is approximately 3 miles away.



DESCRIPTION:

The property comprises a former agricultural building/attractive barn now converted to light industrial/storage use plus secure yard storage at the rear.

The unit has WC/kitchen facilities.

We understand that ultra-high speed fibre to premises (300MB max) is available.

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ACCOMMODATION:

All areas are approximate and gross internal:

Ground floor unit: 914 sq ft (84.91 sq m)
Secured fenced yard: 1,000 sq ft (92.9 sq m)

TERMS:

The property is to let on a new internal repairing and insuring lease to be excluded from the Landlord & Tenant Act 1954. Service charge is currently £1,072.26pa. VAT is applicable to rent and service charge.

RENT:

£14,250 per annum exclusive.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Workshop and Premises
Rateable Value (2023): £6,600
UBR in £ (2025-26): 49.9p

Rateable Value (2026): £7,700
UBR in £ (2026-27): 43.2p

Rates Payable: Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12,000 may qualify for full relief.

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is awaited.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
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