



Rear Unit Culnells Farm Building, Sittingbourne, ME9 8GJ

£21,000 Per Annum

Culnells Farm is positioned just off School Lane in Iwade, offering a peaceful rural setting with excellent connectivity via the A249 and M2. The location is approximately 2 miles from Sittingbourne, 15 miles from Maidstone, 26 miles from Canterbury, and around 48 miles from London, ensuring convenient access to key Kent towns and major urban centres. The former grain store provides a highly versatile 14.9m x 14.9m portal-frame unit with a solid concrete floor, 7.7m internal height, large 6m x 5m access doors suitable for vehicles and machinery, fitted lighting, and 10 electricity outlets—ideal for storage, workshop, agricultural, or light-industrial use. Externally, the property benefits from useful yard space for parking, loading, and additional storage, making it a flexible and practical unit for a wide range of occupiers.

Location

Culnells Farm is located just off School Lane in Iwade, offering rural surroundings with strong transport links via the A249 and M2. The site sits approximately 2 miles from Sittingbourne, around 15 miles from Maidstone via the A249, and roughly 26 miles from Canterbury along the M2/A2 corridor. For access to the capital, London is approximately 48 miles away via the M2/A2, ensuring the unit benefits from a peaceful rural setting while remaining well connected to key Kent towns and major urban centres.

Description

This former grain store provides a versatile 14.9m x 14.9m portal-frame unit with a solid concrete floor, ideal for storage, workshop, agricultural or light-industrial use. The building offers excellent functionality with an internal height of 7.7m, large 6m x 5m access doors suitable for vehicles and machinery, fitted lighting, and 10 electricity outlets for flexible equipment setup.

Externally, the property benefits from useful yard space, providing additional room for parking, loading, or external storage. The combination of generous internal clearance and practical outside space makes this a highly adaptable unit for a range of commercial or agricultural occupier

Tenancy

Full repairing and Insuring Tenancy offered subject to the 'contracting out' of S.24-S.28 of the security of tenure provisions of the Landlord and Tenant Act 1954.

Service Charge

The tenant will pay on demand a fair proportion of the communal running costs of the site.

Business Rates

For further information, contact Nick Prior at Swale Borough Council.

Terms

Rent: £21,000 per annum

Deposit: £5,250

Agreement Fee: £500.00 plus VAT

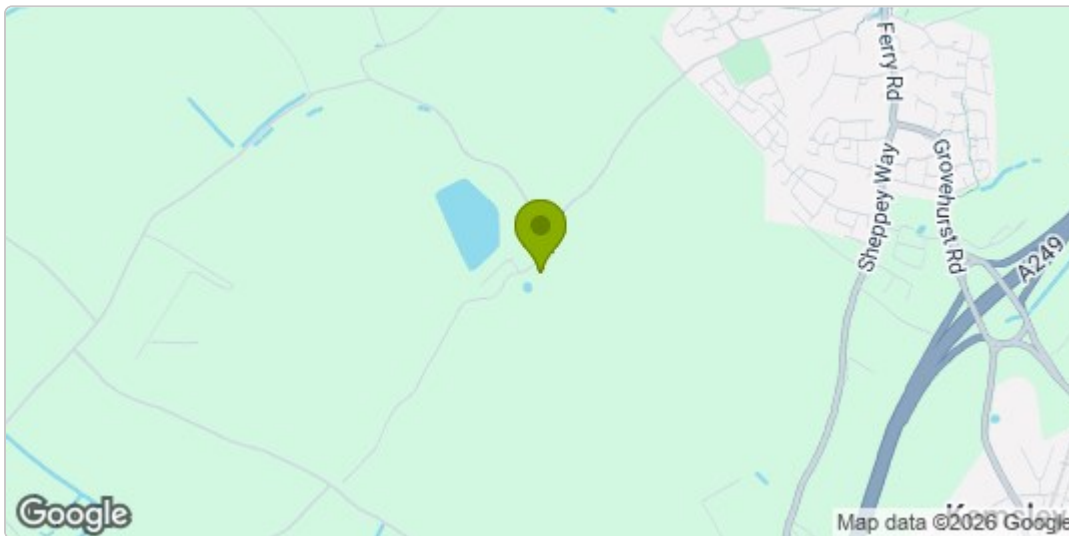
Available From: 1 April 2026

Term: 1-7 years

Photos taken March 2026.

Floor Plan

Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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