



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



£31,000 Per Annum

New Barn, Highsted Farm, Highsted, Rodmersham, ME9 0AG

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The self-contained unit is situated in a rural setting at Highsted Farm just outside Sittingbourne and extends to approximately 3,127 sq.ft. The unit would be ideally suited to a range of uses, including light industrial operations, storage and distribution.

Location

Highsted Farm is situated in a semi-rural yet accessible location just outside Sittingbourne, a popular and rapidly growing town in North Kent, approximately 45 miles from Central London. The property benefits from good road connections via the A2 and A249, providing access to the M2 (Junction 5 – 6 miles) and M20 (Junction 7 – 12 miles). The M25 is approximately 28 miles away via the M2/A2. Highsted is located 4 miles from Sittingbourne town centre, 9 miles from Faversham and 13 miles from Maidstone.

Description

The self-contained unit is situated in a rural setting at Highsted Farm just outside Sittingbourne and extends to approximately 3,127 sq.ft. The property is arranged as a combination of warehouse and office space, with the benefit of a kitchenette, two W.C.s, and UPVC internal fittings.

Access is via a secure roller-shutter loading door, with a separate personnel access. The unit also benefits from on-site parking and a peaceful countryside setting, while still offering good connectivity to local road networks.

The building is suitable for a variety of commercial uses, including storage or light industrial.

Accommodation

3,127 sq.ft, comprising an open-plan warehouse (measuring 19.09m x 12.27m), three offices (9.1m²,

7.9m², and 7.7m²), a kitchenette (1.58m x 1.9m) and two W.C.s (1.5m x 1.9m).

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 running costs of the site.

Business Rates

The Rateable Value of the property is currently valued at £11,000. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquiries directly with Swale Borough Council.

Terms

Rent: £31,000 per annum, subject to review. (plus VAT)

Deposit: £9,300

Agreement Fee: £500.00 plus VAT

Available From: 1st July 2025

Photos taken May 2025



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