



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



£48,000 Per Annum

The Old Potato Store, Radfield Farm London Road, Teynham, Sittingbourne, Kent, ME9 9PS

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The Old Potato Store comprises a steel portal-framed building and yard situated at Radfield Farm, located in a rural setting located on the A2 at Teynham. The building extends to approximately 2,863 sq ft (GIA).

The property also benefits from a secure external yard extending to approximately 7,000 sq ft. The yard is palisade-fenced and laid to hardcore and concrete surfacing, providing space suitable for external storage, vehicle parking and loading. Direct access is provided to the buildings, with circulation space capable of accommodating HGVs and plant.

Ancillary accommodation includes the Store Office, comprising a single-storey timber-clad building extending to approximately 417 sq ft. The accommodation is arranged as two office rooms and is fitted with power and water supplies, a kitchenette and W.C. facilities, together with electric heating.

Location

Radfield Farm is situated just off the A2 at Teynham, between Sittingbourne and Faversham, providing excellent access to the A2, M2 (Junction 6), and wider Kent road network. The property lies in a rural yet accessible location, approximately 2 miles west of Sittingbourne and 8 miles east of Faversham, with nearby rail connections available at Teynham Station, offering regular services to London and the Kent coast.

Description

The Old Potato Store comprises a steel portal-framed building and yard situated at Radfield Farm, located in a rural setting located on the A2 at Teynham. The building extends to approximately 2,863 sq ft (GIA).

The property also benefits from a secure external yard extending to approximately 7,000 sq ft. The yard is palisade-fenced and laid to hardcore and concrete surfacing, providing space suitable for external storage, vehicle parking and loading. Direct access is provided to the buildings, with circulation space capable of accommodating HGVs and plant.

Ancillary accommodation includes the Store Office, comprising a single-storey timber-clad building extending to approximately 417 sq ft. The accommodation is arranged as two office rooms and is fitted with power and water supplies, a kitchenette and W.C. facilities, together with electric heating.

In addition, a Small Office unit extending to approximately 172 sq ft is provided. This comprises a timber-clad building with open-plan office accommodation, together with a kitchenette and W.C. facilities. The unit is fitted with air conditioning and lighting.

Access to the site is via a secure entrance to the gated and fenced yard, with the Old Potato Store benefiting from a roller-shutter loading door and separate personnel access. The site also includes a substantial yard area extending to approximately 17,500 sq.ft., providing generous external storage and parking.

Set within a peaceful countryside location, the property offers excellent access to the A2 and wider road network, making it well-suited to a range of commercial occupiers, including those requiring storage, light industrial, or mixed-use business premises.

Accommodation

The Old Potato Store (2,863 sq.ft.)

A portal-framed building with brick and profiled steel cladding under a pitched roof. The building provides clear-span accommodation with a concrete floor, roller-shutter loading door, and separate personnel access.

It benefits from three-phase electricity, lighting, and good internal height, making it suitable for storage or workshop use. The unit opens directly onto the adjoining concrete-surfaced yard, providing excellent access for loading and deliveries.

The Yard (7,000 sq.ft.)

A secure, palisade-fenced yard providing hardcore and concrete-surfaced areas, suitable for external storage, vehicle parking, or loading. The yard benefits from direct access to the main buildings and good circulation space for HGVs and plant.

The Store Office (417 sq.ft.)

A single-storey timber-clad building with UPVC double glazing, arranged to provide two office rooms with power, water, kitchenette, and W.C. facilities.

The accommodation is well presented and benefits from natural light, electric heating, and modern internal finishes, offering a comfortable and functional environment for office or ancillary business use.

The Small Office (172 sq.ft.)

A compact timber-clad office unit with UPVC glazing, comprising open-plan workspace together with a kitchenette and W.C. The unit also benefits from air conditioning and modern lighting, providing an ideal small office or workspace for a variety of uses.

Business Rates

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

Service Charge

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

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.

Terms

Rent: £48,000 plus VAT per annum

Deposit: £14,400

Agreement Fee: £500.00 plus VAT

Available From: 1 February 2026

Term: 5 years +

Photos taken October 2025.



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and Rural Property Specialists**

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