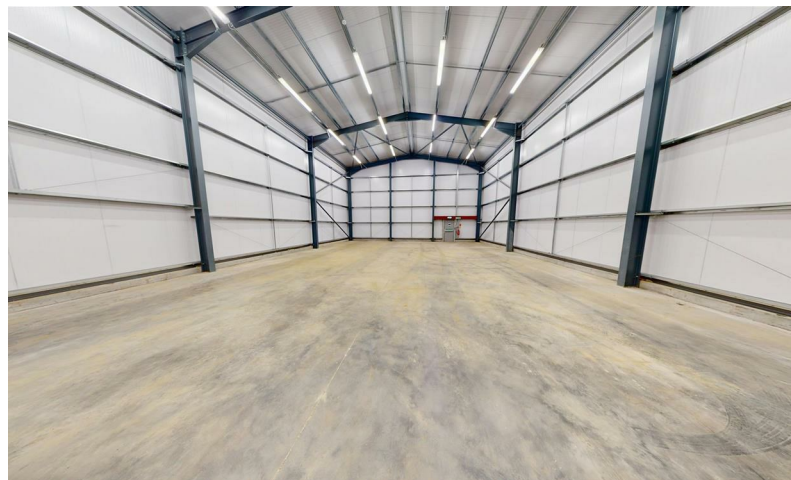




George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



£23,000 Per Annum

Unit B, Street Farm Barns The Street, Borden, Sittingbourne, Kent, ME9 8JH

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Unit B forms part of Street Farm Barns, Borden which comprises of a mix of modern and traditional steel portal frame buildings in a rural yet well-connected location. Unit B is of modern steel portal frame construction and provides flexible accommodation suitable for storage, workshop, or light industrial use.

The unit benefits from a 2.6 m x 1.8 m electric roller shutter door providing direct internal access into Unit A, together with a personnel door giving access to the shared concrete yard. Internally, the unit offers concrete flooring, single and three-phase electricity, and lighting, providing practical and adaptable space for a range of commercial operations.

The wider site is fenced and gated and accessed via a track from Pond Farm Road, offering a secure working environment with convenient access to the A2, M2 (Junction 6), Sittingbourne, and the wider Kent road network. Unit B is well suited to occupiers seeking functional, well-located commercial accommodation with flexible internal connectivity and external yard access. If let separately from Unit A, the landlord will install a roller shutter door for separate access.

Location

Street Farm is situated just off Pond Farm Road in Borden, near Sittingbourne, providing convenient access to the A2, M2 (Junction 6), and the wider Kent road network. The property lies in a rural yet accessible location, approximately 3 miles north of Sittingbourne town centre, with nearby rail connections available at Sittingbourne Station, offering regular services to London and the Kent coast.

Description

Unit B forms part of Street Farm Barns, Borden which comprises of a mix of modern and traditional steel portal frame buildings in a rural yet well-connected location. Unit B is of modern steel portal frame construction and provides flexible accommodation suitable for storage, workshop, or light industrial use.

The unit benefits from a 2.6 m x 1.8 m electric roller shutter door providing direct internal access into Unit A, together with a personnel door giving access to the shared concrete yard. Internally, the unit offers concrete flooring, single and three-phase electricity, and lighting, providing practical and adaptable space for a range of commercial operations.

The wider site is fenced and gated and accessed via a track from Pond Farm Road, offering a secure working environment with convenient access to the A2, M2 (Junction 6), Sittingbourne, and the wider Kent road network.

Unit B is well suited to occupiers seeking functional, well-located commercial accommodation with flexible internal connectivity and external yard access.

If let separately from Unit A, the landlord will install a roller shutter door for separate access.

Accommodation

Unit B – 265m² (2857 ft²)

Modern steel portal frame building featuring a 2.6m x 1.8m electric roller shutter door connecting directly into Unit A, along with a personnel door providing access to the shared concrete yard. The unit benefits from concrete flooring and electricity and lighting, offering flexible space suitable for storage, workshop, or light industrial use.

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 communal 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

Unit B £23,000 plus VAT per annum

Deposit: £6,900

Landlords' Agreement Fee: £500.00 plus VAT

Available From: 1 March 2026

Term: 5 years +

Legal Costs: Landlord and Tenant to pay their own respective legal costs



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and Rural Property Specialists**

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