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







£22,800 PCM

Front Unit, Culnells Farm Building, Culnells Farm, School Lane, Iwade, Sittingbourne, ME9 8QJ

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Culnells Farm is positioned just off School Lane in Iwade, offering a peaceful rural setting with excellent connectivity via the A249, M2 and M20.

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.

This former grain store provides a highly versatile 14.9m x 14.2m portal-frame unit with a solid concrete floor, 7.7m internal height, large 5m(w) x 4m(h) roller shutter access suitable for vehicles and machinery, separate personnel door, fitted lighting, and 3-phase electricity - 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 14.2m 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 5m (w) x 4m(h) roller-shutter access suitable for vehicles and machinery, fitted lighting, and 3-phase electricity.

The property benefits from internal modular units providing reception, office space, mezzanine storage and toilets.

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: £22,800 per annum

Deposit: £5,700

Agreement Fee: £1000.00 plus VAT

Available From: 1 December 2026

Term: 1-7 years

Photos taken November 2026.



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