



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



£28,800 Per Annum

The Studio, Radfield Farm London Road, Teynham, Sittingbourne, Kent, ME9 9PS

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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

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Adjoining the building is a self-contained, secure yard with separate gated access, surfaced in a mix of concrete and compacted hardcore. The yard provides ample parking, loading, and external storage space, enclosed by palisade fencing, and offers flexibility for a variety of commercial or business occupiers seeking both internal and external operational areas.

In addition, there are a number of prefabricated buildings, including office and studio accommodation, providing flexible space suitable for a variety of business uses. These units benefit from kitchenette facilities, W.C.s, and UPVC internal fittings.

Access to the site is via a secure entrance to the gated and fenced yard.

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 Studio (775 sq.ft.)

A timber-clad studio unit with UPVC windows and doors and a

roller-shutter security door. The building includes a W.C. and has been fitted out as a golf studio, providing an open-plan, adaptable internal layout suitable for leisure, creative, or business use.

The studio benefits from a hard-surfaced yard area, providing parking and loading space directly outside.

The Studio Yard (10,500 sq.ft.)

A separate, self-contained yard with gated access, part hardcore and part concrete-surfaced, providing secure external space adjoining the Studio. The area is suitable for parking, storage, or light commercial use, subject to planning.

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

Rent: £28,800 plus VAT per annum

Deposit: £8,640

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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