



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



**£76,800 Per Annum**

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

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Radfield Farm comprises a range of commercial units situated in a rural setting at Radfield Farm, located on the A2 at Teynham, extending in total to approximately 6,122 sq.ft. of built accommodation, together with an extensive yard area.

The principal building is a steel portal-framed warehouse known as the Old Potato Store, extending to approximately 2,863 sq.ft., providing clear, versatile accommodation suitable for storage or light industrial use.

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.

### 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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The principal building is a portal-framed warehouse known as the Old Potato Store, extending to approximately 2,863 sq.ft., providing clear, versatile accommodation suitable for storage or light industrial use.

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 with the Old Potato Store benefitting 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.

Office 1 (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.

Office 2 (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.

Old Potato Store Yard (10,500 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 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 (7,500 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: £76,800 plus VAT per annum

Deposit: £23,000

Agreement Fee: £500.00 plus VAT

Available From: 1 February 2026

Term: 5 years +

Photos taken October 2025.

- Excellent Access
- Extensive Secure Yard Space
- Modern Offices



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and Rural Property Specialists

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