



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



**£23,000 Per Annum**

The Workshop, Highsted Farm Highsted Valley, Rodmersham, ME9 0AG

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Located in a pleasant rural setting at Highsted Farm, just outside Sittingbourne, this self-contained unit offers approximately 2,319 sq.ft (215.4 m<sup>2</sup>) of flexible industrial space. The property is well suited to a variety of commercial uses, including light industrial, storage, and distribution activities. Its secure and quiet location provides an ideal operational base, with convenient access to the surrounding transport network.

## Location

Highsted Farm is situated in a semi-rural yet accessible location just outside Sittingbourne, a popular and rapidly growing town in North Kent, approximately 45 miles from Central London. The property benefits from good road connections via the A2 and A249, providing access to the M2 (Junction 5 – 6 miles) and M20 (Junction 7 – 12 miles). The M25 is approximately 28 miles away via the M2/A2. Highsted is located 4 miles from Sittingbourne town centre, 9 miles from Faversham and 13 miles from Maidstone.

## Description

The self-contained unit is situated in a rural setting at Highsted Farm just outside Sittingbourne and extends to approximately 2,319 sq.ft. The property is arranged as a combination of warehouse and office space, with the benefit of a kitchenette, a W.C, and UPVC fittings.

Access is via a secure roller-shutter loading door, with a separate personnel access. The unit also benefits from on-site parking and a peaceful countryside setting, while still offering good connectivity to local road networks.

The building is suitable for a variety of commercial uses, including storage or light industrial.

## 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.

## Accommodation

The unit extends to approximately 2,319 sq.ft. It comprises a large, open-plan workshop measuring approximately 128 m<sup>2</sup> (1,377.6 sq ft), offering versatile space suitable for light industrial or storage use. The property also contains three offices measuring 24 m<sup>2</sup> (258.3 sq ft), 18.2 m<sup>2</sup> (195.9 sq ft), and 13.4 m<sup>2</sup> (144.2 sq ft) respectively, alongside a kitchen area of 6.9 m<sup>2</sup> (74.3 sq ft) and a toilet.

## Service Charge

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

## Business Rates

The Rateable Value of the property is currently valued at £9,800. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquiries directly with Swale Borough Council.

## Terms

Rent: £23,000 per annum, subject to review. (plus VAT)

Deposit: £6,900

Agreement Fee: £500.00 plus VAT

Available From: 1st July 2025

Photos taken April 2025



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