



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



**£47,000 Per Annum**

Unit A, Street Farm Barns The Street, Borden, Sittingbourne, Kent,

# Unit A, Street Farm Barns The Street, Borden, Sittingbourne, Kent,

Unit A forms part of a commercial complex at Street Farm, Borden, comprising a mix of modern and traditional steel portal frame buildings in a rural yet accessible location. The unit is of modern steel portal frame construction and provides high-quality, versatile accommodation suitable for storage, workshop, or light industrial use.

The unit benefits from an eaves height of approximately 5.5 m, a 4.5 m x 4 m electric roller shutter door, concrete flooring, and electricity and lighting. Externally, Unit A enjoys access to a shared concrete yard with Units B and C, providing space for vehicle manoeuvring, loading, and operational use.

The wider site is fenced and gated, accessed via a track from Pond Farm Road, offering a secure environment with convenient access to the A2, M2 (Junction 6), Sittingbourne town centre, and the wider Kent road network. This combination of accessibility, security, and functional design makes Unit A particularly well suited to commercial occupiers seeking flexible, well-located accommodation.

## 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

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The unit benefits from an eaves height of approximately 5.5 m, a 4.5 m x 4 m electric roller shutter door, concrete flooring, and single and three-phase electricity and lighting. Externally, Unit A enjoys access to a shared concrete yard with Units B and C, providing space for vehicle manoeuvring, loading, and operational use.

The wider site is fenced and gated, accessed via a track from Pond Farm Road, offering a secure environment with convenient access to the A2, M2 (Junction 6), Sittingbourne town centre, and the wider Kent road network. This combination of accessibility, security, and functional design makes Unit A particularly well suited to commercial occupiers seeking flexible, well-located accommodation.

## Accommodation

Unit A - 444m<sup>2</sup> (4781 ft<sup>2</sup>)

Modern steel portal frame building with an eaves height of 5.5m in half of the unit with a higher eaves height of the unit features a 4.5m x 4m electric roller shutter door, concrete flooring, and full electricity and lighting. Unit A benefits from access to a shared concrete yard, used in common with Units B and C, providing space for vehicle manoeuvring, loading, and general external operations. The unit is suitable for storage, workshop, or light industrial use.

## Business Rates

For further information, contact Nick Prior at Swale Borough Council.

## Service Charge

## 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 A: Rent: £47,000 plus VAT per annum

Deposit: £11,750

Landlord's 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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