

**35**  
YEAR  
ANNIVERSARY

**WATSON DAY**  
CHARTERED SURVEYORS

1989 • 2024

**THE GRANARY, PINDEN END FARM  
CANADA FARM ROAD  
DARTFORD, KENT DA2 8EA**

**\* CLOSE TO EBBSFLEET INTERNATIONAL AND BLUEWATER \***



**GROUND FLOOR WORKSHOP**

**1,806 SQ. FT. (167.8 M<sup>2</sup>)**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01322 475940**  
**watsonday.com**

## LOCATION

The property is situated just outside the village of Longfield off the B260 Green Street Green Road/Main Road which links Dartford and M25 junction 2 circa 4 miles to the north west to the A227 at Meopham circa 5 miles to the east.

Excellent working environment with access to Longfield facilities including the railway station, beyond there is good access to the A2, Bluewater and Ebbsfleet International.

For location click link or copy & paste <https://what3words.com/much.rivers.bucket> to your browser.

## DESCRIPTION

The building is located within the Main Barn complex comprising workshop/storage units and offices.

- Ground floor workshop building
- Recently rewired
- Goods loading door
- Lighting
- Ground floor office
- WC facilities
- Allocated parking
- Available May 2026

## ACCOMMODATION (gross internal area)

Ground Floor		
Workshop/office	1,806 sq. ft.	(167.8 m <sup>2</sup> )

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£20,000 per annum exclusive.

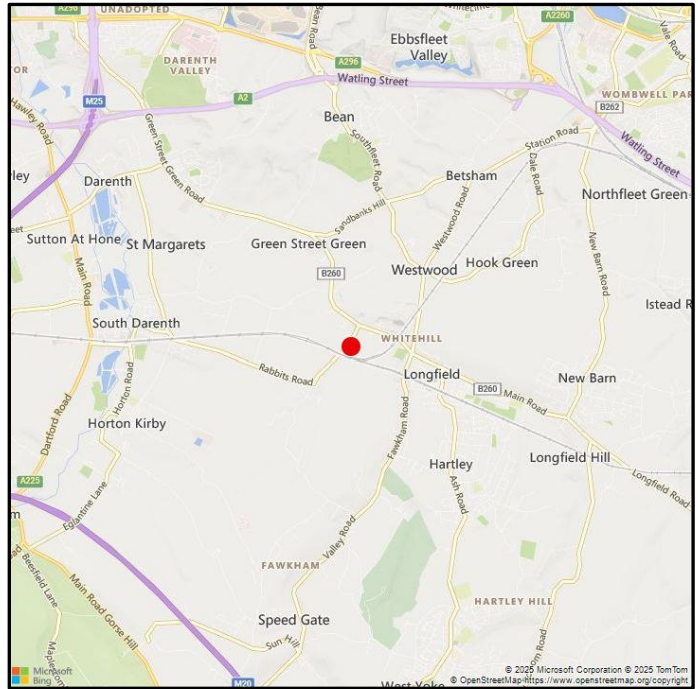
## VAT

The property is elected for VAT.

## SERVICE CHARGE

An estate service charge will be payable by the tenant to contribute towards the maintenance and upkeep of the estate.

## LOCATION PLAN



## BUSINESS RATES

From the 1<sup>st</sup> April 2026 the Rateable Value is £14,500.

## LEGAL COSTS

Each party to bear their own costs.

## ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and will be available shortly.

## PLANNING

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable

## VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

**WATSON DAY CHARTERED SURVEYORS**  
**KEVIN DEMPSTER**  
**01322 475940/07860 504620**  
[kevindempster@watsonday.com](mailto:kevindempster@watsonday.com)

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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