

# Unit 3a, Blue House Farm

Rheewall, Brenzett, Romney Marsh, Kent TN29 9TU



- Ready for Immediate Occupation
- Refurbished to a Good Modern Specification
- Electric Roller Shutter Door
- Picturesque Rural Setting

Industrial / Workshop Unit

TO LET

358.7 m<sup>2</sup> (3,861 sq ft)

## LOCATION

The property is located in Brenzett, a picturesque and civil parish in the Folkestone & Hythe District. It is positioned directly off the A259 providing easy access to Ashford (13 miles to the North), Folkestone (12 miles to the north east) and New Romney (4 miles to the East).

## DESCRIPTION

Blue House Farm comprises three former agricultural buildings which have been converted to create modern industrial/ workshop units to form an industrial complex.

The property comprises a single storey light industrial/ workshop unit of concrete frame construction, having a mix of brick, steel sheet and timber clad elevations beneath a pitched profile steel sheet roof.

Having undergone refurbishment, the unit is finished to a good modern specification, having a concrete floor, modern lighting and a new electric roller shutter door.

It is arranged as an open storage area incorporating a WC and office/ store room.

Externally, the unit benefits from parking and loading on the hard standing to the front. There is overflow and visitor car parking elsewhere on the estate.

## ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Warehouse	358.7	3,861

## TERMS

The unit is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed, which will be contracted outside of the 1954 Landlord & Tenant Act.

## RENT

Our client is seeking a rent of £23,000 per annum (exclusive).

## DEPOSIT

A deposit equivalent to a minimum of three months' rent will be held for the duration of the term.

## BUSINESS RATES

The Tenant will be responsible for the payment of Business Rates for which the property is in the process of being assessed.

Prior to the assessment being published, we recommend interested parties make their own enquiries via the relevant rates paying authority:

Folkestone & Hythe District Council  
Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY  
01303 853223

## SERVICE CHARGE

There will be an estate service charge payable for the maintenance of the common parts of the Estate.

The estate service charge is in the process of being compiled for which the cost to Tenants is not expected to exceed £0.50 per square foot (psf).

## INSURANCE

The landlord will arrange buildings insurance with each tenant responsible for reimbursing the fair proportion of

## UTILITIES

The Tenant will be responsible for the payment of all utility costs related to the unit.

## USE CLASS

The unit is deemed suitable for a variety of uses within Classes B2, B8 and Class E(g)(iii).

NB: Motor Trade uses will not be considered.

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## FINANCE ACT 1989

The property is elected for Value Added Tax (VAT) which would be charged at the prevailing rate.

## MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## TENANT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identity for all Tenants. Therefore, all offers will be subject to the necessary checks.

## PHOTOGRAPHS

The photographs were taken in February 2026.

## VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave MRICS  
ned.gleave@sibleypares.co.uk  
01233 629281













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