

Industrial Unit - To Let

Romden Farm, Smarden, Ashford,
Kent, TN27 8RA

TO LET £6,000 p/a

HIRST

commercial



A newly refurbished steel framed barn with insulated profile elevations and roof. The building has a polished concrete floor, single and three phase power and lighting. The building is accessed by powered roller shutter insulated door and a pedestrian door. The unit has water and Klargester sewage services but not installed at time of marketing.

KENT &
EAST SUSSEX

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Approx. Dimensions: Internal 980 sqft (91.04sqm)

Eaves Height: 11'08" Ridge Height: 15'07" Roller doors: 11'06" x 11'

Rent: £6,000 per annum incl. wastewater but excl. all other services and Business Rates

Term: Minimum of a 3 year term held outside the Landlord and Tenant Act renewal provision.

Deposit: Quarters rental

Business Rates: Applicants should investigate if they are eligible to Small Business Relief, up to 100%.

EPC: Awaiting EPC

Viewings: By appointment only

Broadband/Mobile: Standard broadband available. All mobile suppliers have available coverage either internally or externally. Information supplied by Ofcom mobile and broadband checker. Interested parties should make their own enquiries.

Agents Notes

Prospective purchasers or lessees are advised to conduct their own investigations through their own solicitors and surveyors. These particulars should be considered only as an indication to assist when deciding whether to view or not. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each.

Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers or lessees should check that the land offered is the whole or a part of the parcel indicated in the land registry plan. Prospective purchasers or lessees are advised to check the boundaries as indicated against the established boundaries on the ground. Fixtures listed in these details may be available as part of the sale or Lease, but Purchasers or lessees are advised to check the fixtures list as provided at the time of sale/lease by their solicitor.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

No person in the employment of Angela Hirst Surveyors and Valuers Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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