

Units at Blue House Farm

Rheewall, Brenzett, Romney Marsh, Kent TN29 9TU



- Ready for Occupation
- Refurbished to a Good Modern Specification
- Electric Roller Shutter Doors
- 5m Eaves | 7.5m Ridge
- Excellent Car Parking Provisions

Industrial / Workshop Units

TO LET

101.6 – 604.4 m² (1,094 – 6,506 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 accommodation comprises single storey light industrial/ warehouse units of both steel and concrete frame construction, having a mix of brick and profile steel sheet elevations beneath pitched profile steel sheet roofs.

Having undergone refurbishment, the units are finished to a good modern specification, having a concrete floor and new electric roller shutter doors.

They are arranged as open storage areas incorporating a WC and benefit from the following specification:

- Electric Roller Shutter Doors
- Concrete Floors
- 5m Eaves
- 7.5m Ridge

Externally, the units benefit from parking and loading on the hard standing to the front, as well as a separate allocation of car parking within the estate.

TERMS

The units are available to let by way of new Full Repairing & Insuring Leases for terms to be agreed, which are to be contracted outside of the 1954 Landlord & Tenant Act.

Rents are exclusive of business rates, estate charges, contributions to the building insurance premium & VAT.

ACCOMMODATION

The estate has the following availability, approximate floor areas, and quoting rents:

Unit	Description	Area (m ²)	Area (sq ft)	Rent	Availability
1	Workshop/ Warehouse	604.4	6,506	£32,500	UNDER OFFER
2	Workshop/ Warehouse	419.5	4,516	£27,500	UNDER OFFER
3A	Workshop/ Warehouse	358.7	3,861	£23,000	TO LET
3B	Workshop/ Warehouse	162.5	1,749	£12,000	UNDER OFFER
3C	Workshop/ Warehouse	101.6	1,094	£8,500	UNDER OFFER

DEPOSIT

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

BUSINESS RATES

Tenants are responsible for the payment of Business Rates, for which the units are in the process of being individually assessed.

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).

UTILITIES

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

INSURANCE

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

USE CLASS

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

EPC

Please ask the agents for further information.

FINANCE ACT 1989

The units are elected for Value Added Tax (VAT) which would be charged at the prevailing rates.

MISREPRESENTATIONS ACT 1967

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

VIEWINGS

By appointment via sole agents Sibley Pares:

Ned Gleave MRICS
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01233 629281











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