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TO LET or FOR SALE
SELF CONTAINED, SECURE
STORAGE/WORKSPACE, WITH PARKING

UNIT 5

**COUNTER FARM, BROOK STREET
WOODCHURCH, ASHFORD KENT TN26 3SP**

3,655 sq ft approx

Rent £16,500 pa.



The Joint Agents themselves, and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of the Joint Agents has any authority to make or give any representations or warranty whatever in relation to this property.
4. All rents and prices are quoted exclusive of VAT.



- LOCATION:** Counter Farm is located on a road leading from the southern side of Brook Street (B2067), situated south of Woodchurch village, in a well developed commercial location which lies approximately four miles east of Tenterden and six miles south east of Ashford, where excellent transport and social facilities are to be found.
- DESCRIPTION:** This is a part concrete and part steel framed building with a concrete floor and prefabricated panel wall and roof cladding with some translucent lights above a block wall. It is suitable for a variety of storage and production workshop uses.
- ACCOMMODATION:** The building has been recently refurbished. 3 phase electrical connection, water and drainage are provided.
- There is a separate new office extension on the southern side of the block, with a communicating door.
- There is a larger roller shutter door in the north east corner and a pedestrian door in the south west corner.
- TENURE:** The property is offered on a flexible Lease on normal full repairing and insuring terms.
- RENT DEPOSIT:** A three month returnable rent deposit will be paid on signing the Lease.
- VAT:** The rent will be subject to VAT at the prevailing rate.
- RATES:** We are informed that the Rateable Value of the unit has not yet been assessed. The Local Authority is Ashford Borough Council. The rates payable for the year 2007/8 are 44.4p in the pound of RV.
- LEGAL COSTS:** The incoming Tenant will be responsible for both parties' legal costs.
- POSSESSION:** Upon completion of the necessary documentation.
- Prospective Tenants are advised that the Landlord's fixtures and fittings within the premises have not been tested.
- VIEWING:** **Strictly by appointment through Edward Prentice on 01732 355 639.**

06/07

