

Unit 1  
Norton Farm  
Provender Lane  
**Faversham**  
ME13 0SJ

**£39,500 per annum**

Finn's  
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A large storage/light industrial unit with internal office space  
Adjacent parking  
Convenient location close to Faversham and the M2

**A 6,835sqft storage/light industrial unit with internal office space close to Faversham and the M2.****Description**

The unit is of a steel frame construction which is externally clad and benefits from a solid concrete floor. There are two roller shutter doors opposite each other measuring approx. 6.8m high and 4m wide. The unit measures approx. 42.55m x 14.93m which gives a total floor area of 635m<sup>2</sup> (6,835sqft). There is an internal office measuring approx. 10.8m x 5m which equates to 54m<sup>2</sup> (581sqft).

**Situated**

The building is located in a convenient position roughly 3.5 miles from the centre of Faversham and only 4 miles away from the M2.

**Tenure**

To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

**Services**

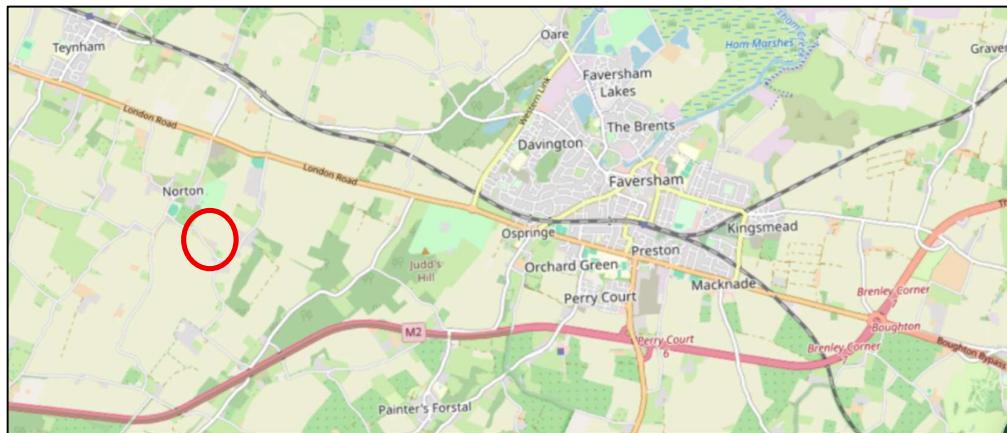
The building will be offered with a three-phase electricity supply. Shared WC facilities are available with the option to put in an internal W.C if needed by the tenant. The tenant will be responsible for reimbursing the Landlord for any electric or other services at cost. There is currently no mains water to the unit.

**Parking**

Multiple parking spaces available either side of the unit.

**Insurance**

The tenant will be responsible for reimbursement of the landlord's insurance premium.



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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