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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**Workshop / Storage Unit
Court Farm
Padbrook Lane
Canterbury
CT3 1HF**

£830 pcm

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 612147
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Workshop / Storage Unit measuring 1747sqft

Electricity and Lighting

Private yard

Parking

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Description

Workshop or storage unit of 1,747sqft within a private yard. The unit has a metered electricity supply and ample lighting. Access is via sliding double doors. Ideal for specialised storage or workshop use. There are shared kitchen facilities and WC on site.

Situated

The workshop is located on Padbrook Lane in Elmstone.

Tenure

The unit will be offered for rent under a lease agreement for an initial period of up to three years, contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Services

Three-phase electricity is connected with the unit having its own meter. Electricity will be charged monthly by the Landlord based on usage.

Business Rates

These will be the responsibility of the Tenant. The site is not currently rateable. Reliefs may be available dependant on your circumstances.

VAT

Commercial sales and lettings, release of tenancies and several other property transactions are potentially subject to VAT. In this case, VAT is not chargeable in addition to any consideration quoted.

Deposit

A deposit of £1,660 will be payable.

Rent

The rent will be payable monthly in advance.

Insurance

The insurance premium is included within the quoted rent. The Tenant is to hold their own contents and business interruption insurance where applicable.

Local Authority

Dover District Council

Parking

Parking for up to 3 vehicles will be provided outside the storage unit. No overnight parking is permitted.

Planning

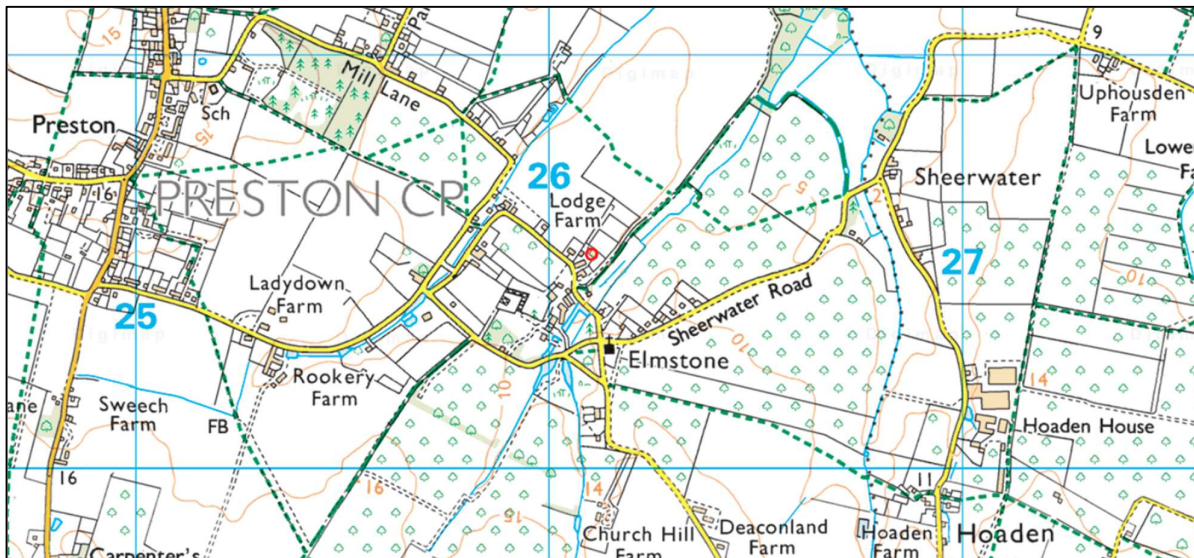
The unit is suitable for storage/light industrial use only.

Viewing: By appointment through Finn's, Sandwich Tel: 01304 612147

What3Words: ///emphasis.headings.facing

Date: These particulars were prepared on: 30th July 2025

No motor trades are permitted.



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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