

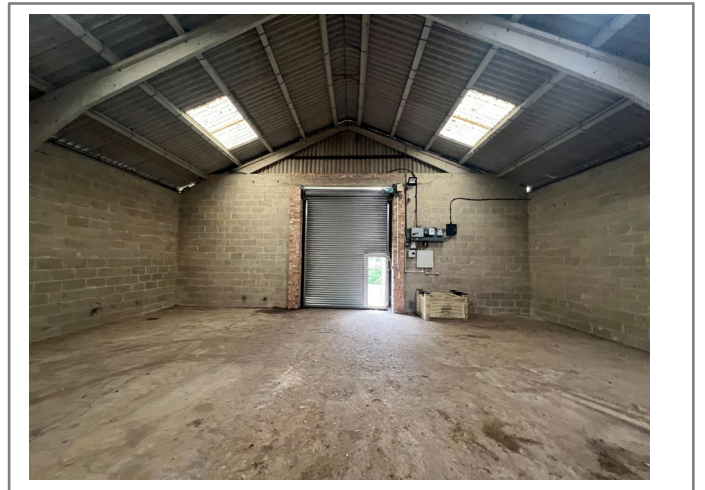
**www.finns.co.uk**

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**Workshop / Storage Unit  
Tonford Manor Farm  
Tonford  
Harbledown  
Canterbury  
Kent CT2 9BH**

**£920 pcm**

Finn's  
2 Market Street  
Sandwich  
CT13 9DA  
t: 01304 612147  
e: [r.murphy@finns.co.uk](mailto:r.murphy@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



Workshop / Storage Unit measuring 2,230sqft

Electricity and Lighting

Parking

### Description

Middle Shed is a workshop or storage unit of 2,230sqft. The unit has a metered electricity supply and a single flood light inside. Access is via a roller-shutter door with pedestrian door. The unit has one parking space.

### Situated

Tonford Manor Farm is located near Harbledown, Canterbury. The access road is limited to 3.9m maximum height.

### 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

Electricity is connected with the unit having its own sub-meter. 3-Phase electricity is connected. Electricity will be charged monthly by the Landlord based on usage plus a standing charge payment of £5 (which is subject to change based on tariff increases).

### 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 £1,840 will be payable.

### Rent

The rent will be payable monthly in advance.

### Insurance

The insurance premium is included within the quoted rent. Tenant to have their own contents insurance.

### Local Authority

Canterbury City Council

### Parking

Parking for one car will be provided outside the storage unit. No overnight parking is permitted.

### Planning

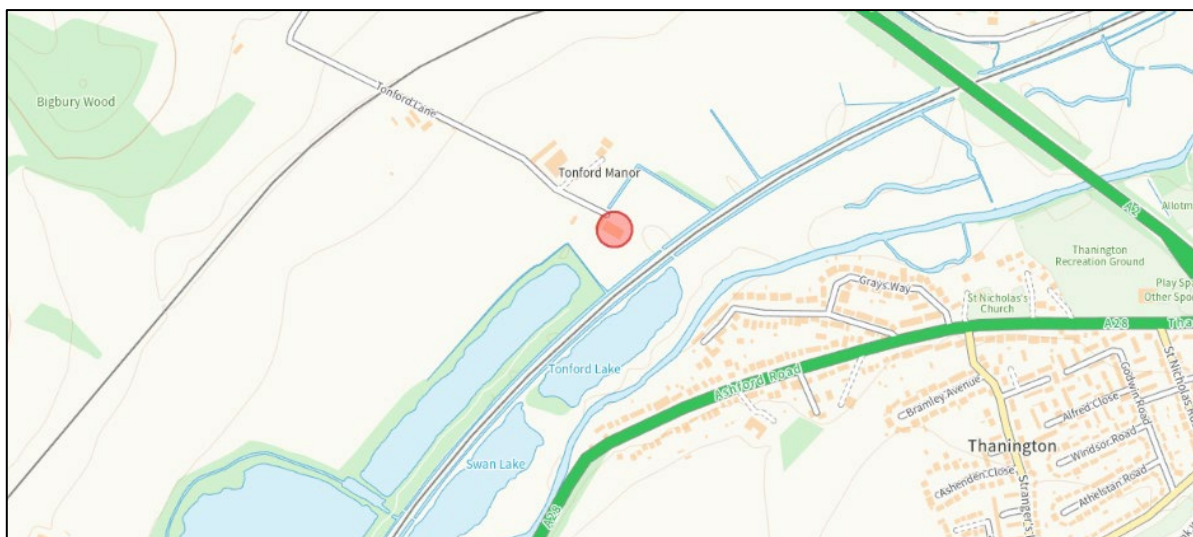
The unit is suitable for agricultural use.

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

**What3Words:** ///vision.ducks.advice

**Date:** These particulars were prepared on: 12<sup>th</sup> August 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.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 210878

**www.finns.co.uk 01304 612 147**

