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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

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

£1,650 pcm

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 612147
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Workshop / Storage Unit measuring 4,830sqft

Electricity

Parking



Description

End Shed is a workshop or storage unit of 4,830sqft. The unit has a metered electricity supply and new consumer unit. 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). There is currently no lighting in the unit, but this can be added by agreement with the Landlord.

Business Rates

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

Deposit

A deposit of £3,300 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

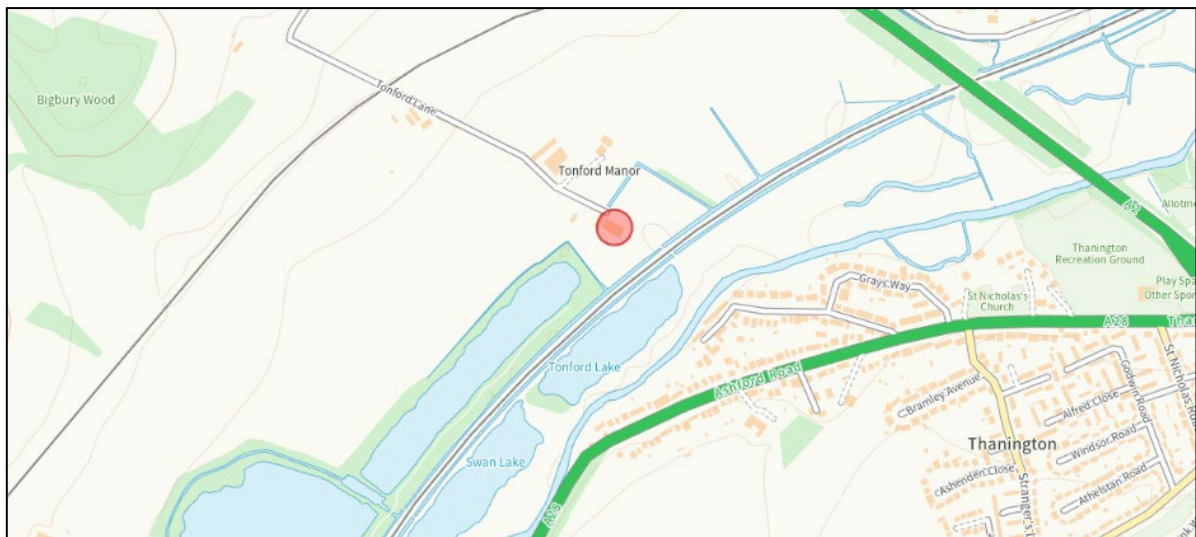
The unit is suitable for agricultural use.

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

What3Words: ///vision.ducks.advice

Date: These particulars were prepared on: 12th 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.

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