

**Unit 7  
Thorne Farm  
Thorne Hill  
Minster  
CT12 5DS**

**£11,500 per annum**

Finn's  
2 Market Street  
Sandwich  
CT13 9DA  
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[www.finns.co.uk](http://www.finns.co.uk)



- 2,500sqft commercial unit.
- Great location just off the A299
- Adjacent parking

**A good sized commercial unit with adjacent parking situated in a beautiful and convenient location.**

### Description

The unit is of a breezeblock construction with it being externally clad. The roof is made of fibre cement/asbestos roof sheets and the building benefits from a solid concrete floor. The unit measures approx. 16.8m x 13.9m resulting in a total floor area of approx. 233.5m<sup>2</sup> (2,513sqft).

The unit is accessed via a roller shutter door with a personnel door to the side. Ample parking will be available adjacent to the unit.

### Situated

The building is situated off Thorne Hill which is a short distance from the A299. The farm is approx. 3 miles away from Ramsgate.

### 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

Mains electric. The tenant will be responsible for reimbursing the landlord at the standard rate for any charges incurred.

### Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations, however small business rate relief may be available.

### Availability

The unit is available from 1<sup>st</sup> February 2026

### Use

The unit is suitable for storage use under classes B8.

### Landlord's Legal Costs

The incoming Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

### VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

### Deposit

A deposit equal to two months' rent will be payable.

### Rent

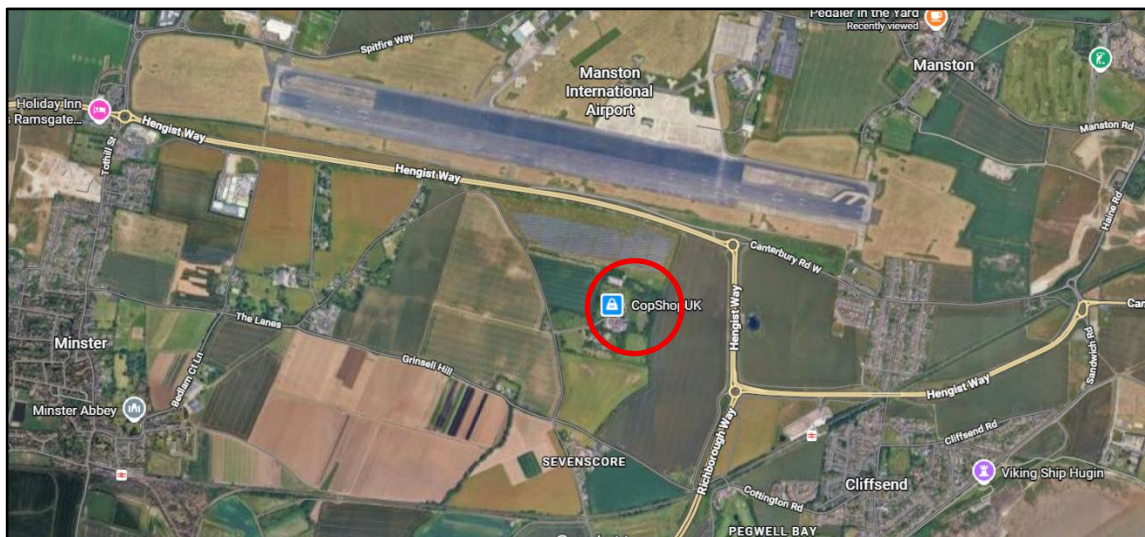
£11,500 per annum will be payable quarterly in advance.

### Insurance

The tenant will be responsible for reimbursing the landlord for the building's insurance premium.

**Viewing:** By appointment through Finn's, St Nicholas at Wade Tel: 01843 210878

**Date:** These particulars were prepared on: 24<sup>th</sup> December 2025



**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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