

Unit 1, Heppington Barns  
Street End  
Lower Hardres  
Canterbury  
Kent CT4 7AN

**£15,000** per annum

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
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Available June 2026

Office & Storage Unit of 150m<sup>2</sup> (1,615ft<sup>2</sup>)

Convenient Rural Location to the South of Canterbury

Good Access to the M20

**[www.finns.co.uk](http://www.finns.co.uk) 01227 454111**



**Description:** The property comprises an office and storage unit in a convenient and prominent rural location to the south of Canterbury. The unit has a reception area, two offices, two WCs, internal storage and ample parking on site. Attached to the end of the unit are a store with a roller shutter door and a further workshop. Canterbury is 3 miles away and M20 Junction 11 is 11 miles to the south. In all, the unit has about 70.58m<sup>2</sup> (759.72 ft<sup>2</sup>) of office space and a further 79.53 m<sup>2</sup> (856.08ft<sup>2</sup>) of storage and workshop space. Adjacent to the unit on the same site is a busy beauty salon and there is The Granville pub/restaurant opposite.

**Directions:** The Postcode for SatNav to the site is: CT4 7AN or WhatThreeWords is ///emulated.exile.describes

**Tenure:** The unit will be offered for an initial term of three years on a fully repairing and insuring lease. The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

**Services:** Single Phase electricity supply, mains water and gas. Private drainage, shared with the adjacent barn. Broadband to the site.

**Insurance:** The tenant will be responsible for reimbursing the Landlord for the insurance premium.

**Local Authority:** Canterbury City Council. Tel. 01227 862000 – [www.canterbury.gov.uk](http://www.canterbury.gov.uk).

**Parking:** Car parking spaces are available on site, but no overnight parking or outside storage will be permitted.

**Business Rates:** These will be the responsibility of the tenant. The Rateable Value with effect from 1<sup>st</sup> April 2026 is £11,250 per annum. Please note that the size of the unit is understated on the Valuation Office Agency website. Small Business Rates Relief may be available dependent on your circumstances and further information is available from Canterbury City Council.

**Planning:** Suitable for office and storage use. No motor trade usage will be considered.

**EPC:** The property has been assessed in Band 'D' with an Energy Rating of 92. Full details and a copy of the certificate and Recommendation Report are available on request or can be downloaded from [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

**Landlord's Legal Costs:** The ingoing 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 and where relevant VAT is chargeable in addition to any consideration quoted. The property is not currently opted to tax, therefore no VAT is payable. The Landlord reserves the right to opt to tax.

**Deposit:** Deposit equivalent to 3 months' rent will be payable. This will be held against dilapidations and non-performance with no interest payable.

**Rent:** The annual rent of £15,000 will be payable monthly or quarterly in advance by Standing Order.

**Viewing:** By appointment through Finn's, Canterbury. Telephone (01227) 454111. Email: [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk). If you are unsure about any details of this property, please speak to a member of Finn's who has seen the property, prior to your visit.

Particulars of the property were produced in March 2026.

**Agent's Note:** The Agent has not tested any apparatus, equipment fittings or services, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The Tenant is advised to obtain verification from their Solicitor or Surveyor.

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