

# Stafford Perkins

CHARTERED SURVEYORS

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Ashford

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[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

Suite 10, The Courtyard, Parsonage Farm, Throwley,  
Faversham, Kent, ME13 0PN

[W3W](http://www.w3w.orgins.decoding.mainly)

[orgins.decoding.mainly](http://www.orgins.decoding.mainly)



**CONVERTED FORMER FARM BUILDING PROVIDING OFFICE ACCOMMODATION  
LOCATED IN ATTRACTIVE COURTYARD SETTING SURROUNDED BY STUNNING COUNTRYSIDE**

**TO LET**

- 481 sq.ft
- Immediate Availability
- Gas Fired Central Heating, Double Glazing, Category II lighting
- Secure Container Storage Also Available

**Rent Sought: £6,000 Per Annum plus VAT**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

Parsonage Farm is located at Grid Reference TQ998558, on the eastern side of Parsonage Stocks Road just north of its junction with Baggins Road near the village of Sheldwich on the A251. The site is approximately 3 miles south of Faversham (M2 - 3 miles) and 9 miles north of Ashford (M20 – 10 miles). The easiest way to find the farm is to turn west off the A251 (Ashford Road) virtually opposite Sheldwich Village Church, proceed along Old Baggins Road in a westerly direction, turning left (south) at the T Junction into Parsonage Stocks Road and Parsonage Farm can be found on the left-hand side after about ¾ of a mile. This attractive rural setting combines the peace and quiet of the countryside with easy access via the A251 in the centre of the county.

## DESCRIPTION

This office studio was developed from the previous Victorian brick built stable block/milking parlour to a high standard, incorporating Cat II lighting and a gas fired central heating system. The unit has recently been refurbished and re-decorated with new carpets fitted. Car parking is provided within the courtyard with additional overflow spaces being available under the vacant open barn. The office complex benefits from a shared WC and kitchen facilities with a separate conference suite being available on a daily or half daily basis. Additionally, security benefits include CCTV and electric gates on site.

There is also secure container storage available at £125.00 per calendar month

## ACCOMMODATION

Suite 10: 481 sq.ft

## SERVICES

The unit is individually metered for electricity and heating is apportioned on a percentage basis. Water and WC facilities are on a shared basis. Five telephone lines are connected, and we understand that broadband is available on site.

## RATEABLE VALUE

Suite 10 is currently awaiting re-assessment, but it is estimated that the rateable value will be in the region of £6,400. The business rate multiplier for the year 2024/25 is 49.9p

## TERMS

The premises are available by way of a new IRI lease contracted outside the 1954 Act, the terms of which are negotiable. The rent payable is £6,000 plus VAT. There is a service charge payable of approximately £1,080 plus VAT per annum for Suite 10 to cover estate security maintenance and cleaning.

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties' reasonable legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The Complex currently has a satisfactory rating of 62 (C) Full certificate and recommendation report available upon request.

## VIEWING

Strictly by appointment through the agent Stafford Perkins. Tel: 01233 613900.

## CODE OF PRACTICE

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The code is available through professional institutions and trade associations.