

**TO LET**

**UNIT AT CAPRICORN FARM
CROCKENHILL LANE
EYNSFORD
DARTFORD
KENT DA4 0JL**

**COMMERCIAL UNIT WITH CLASS E COMMERCIAL, BUSINESS & SERVICE
PERMISSION WITH INTERNAL OFFICE SPACE
EXTENDING TO A TOTAL OF CIRCA 2690ft² (250m²)**

GUIDE RENT - £21,600 per annum

LOCATION

Situated 1 mile north west of the village of Eynsford and 2 miles west of Farningham, which both have local amenities and are easily accessible. The town of Swanley is 2 miles to the north and offers a comprehensive range of facilities and amenities.

The M25, A20 and M20 can be accessed less than a mile away. National rail links are close by at Swanley offering links to the rest of the county and London in less than 35 minutes. Please see the Location Plan overleaf which identifies the location of the unit in relation to its surrounding towns and villages.

DIRECTIONS

From the Plough Inn in Eynsford head west on the Riverside for 150 meters, before turning right onto Sparepenny Lane. Take the first left after 150 meters onto Crockenhill Road, continue for 1 mile and Capricorn Farm will be on your left.

DESCRIPTION

A commercial unit with Class E consent benefitting from electric gates, onsite CCTV and full-time resident on site. The unit has a secure steel door and parking to the front of the building is included. The barn benefits from LED lighting, an internal office space and electric sockets throughout the building. In all approximately 2690ft² (250m²). Opportunity for a long-term lease. **Please note**- The further door to the rear of the building is not included within the letting.

SERVICES

Water and electricity are connected to the building. The electricity is metered separately and charged back to the tenant monthly. A service charge of £50 will be charged back to the tenant to include water and shared w/c facilities management. Internet and phone line to be set up and paid for by incoming tenant if required.

ACCESS & PARKING

Access is directly from the public highway and is fully concreted. Parking is included to the east of the unit.

PLANS

The plans provided are for identification purposes only and potential tenants should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in March 2024 & November 2025.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The property is currently not rated for business rates. For the avoidance of doubt these would be the responsibility of the tenant if rated.

TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 2 years minimum with a break clause at the end of year 1.
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoing will be the responsibility of the tenant including business rates, contents insurance and services. Building insurance will be charged back to the tenant separately.
- **Service Charge** – £50 per month.
- **Tenants Deposit** – A deposit of one month's rent will be required.

LOCAL AUTHORITY

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of ThirdFort to verify the identity and residence of tenants.

VIEWINGS

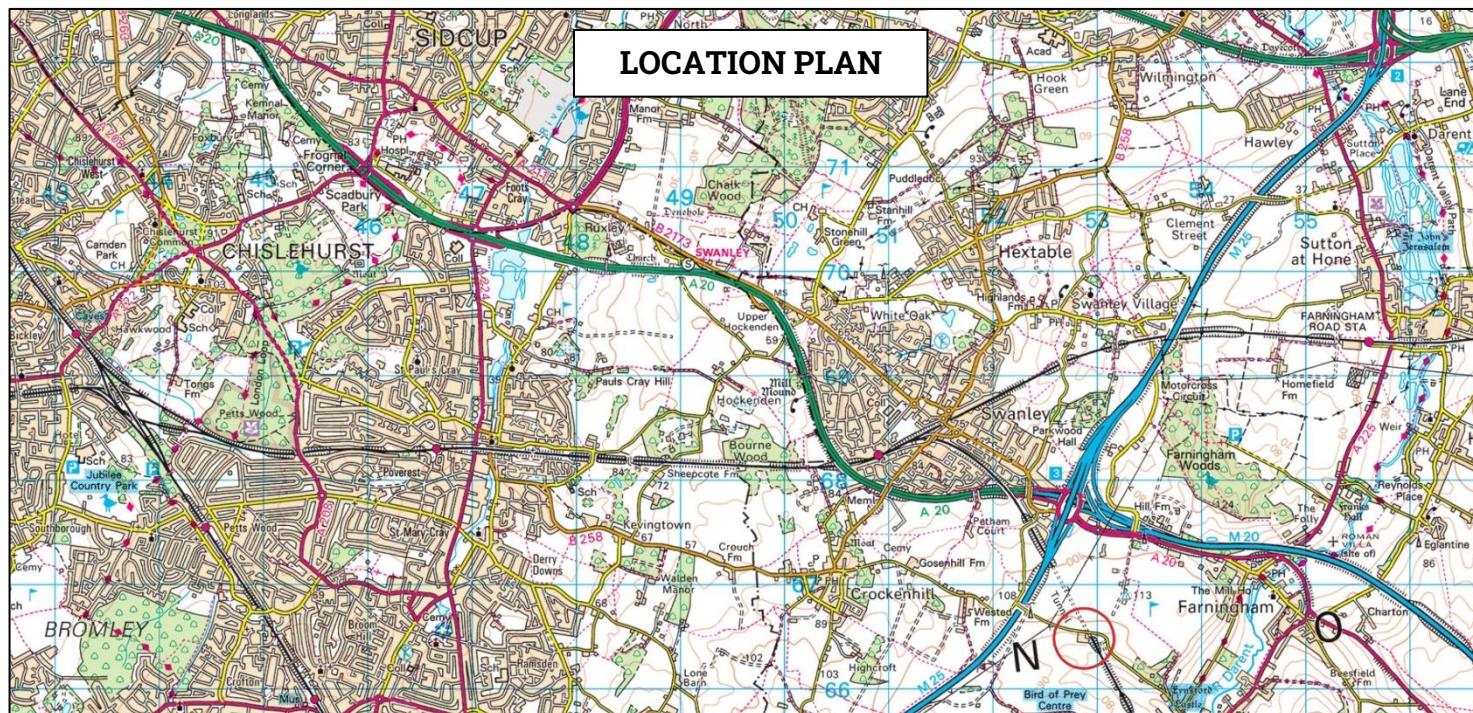
Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

AGENT'S NOTE

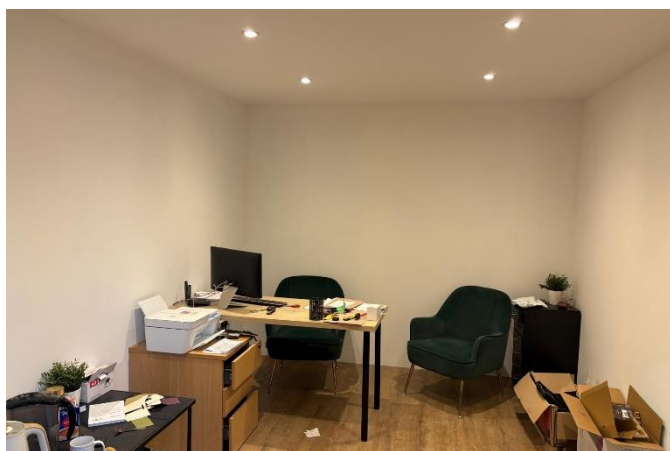
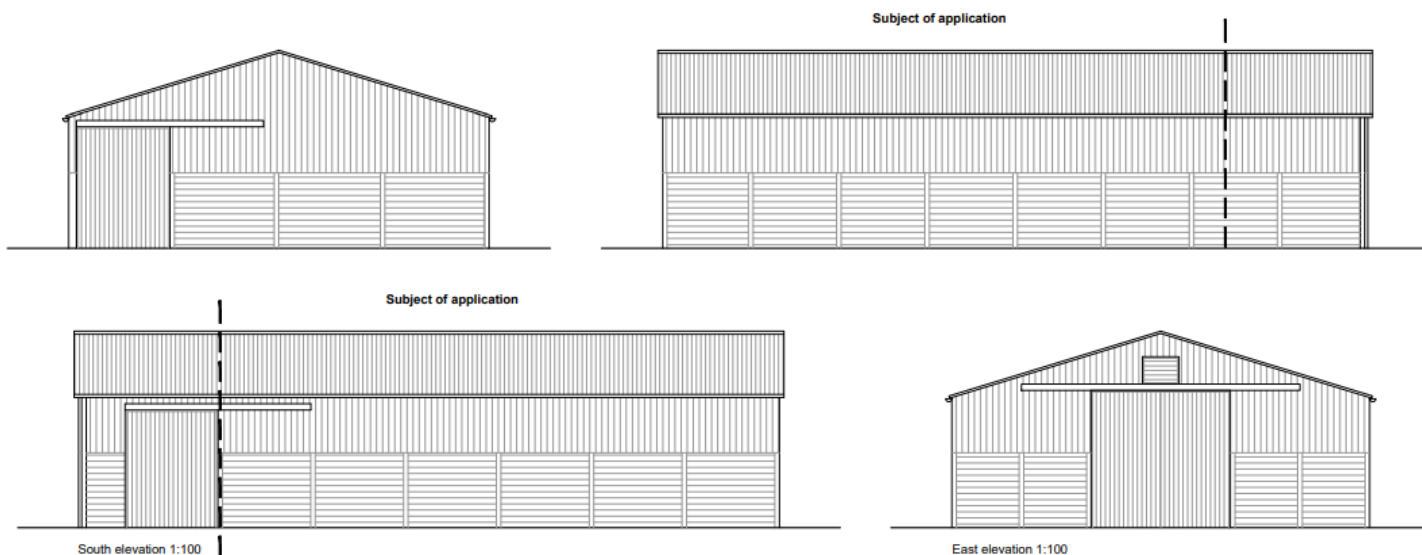
We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

GUIDE RENT

£21,600 per annum



ELEVATIONS



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.