



TO LET
SINGLE STOREY WAREHOUSE/STORE

HARPERS FARM, GOUDHURST, CRANBROOK, KENT

**Harpers Farm
Summer Hill
Goudhurst
Nr Cranbrook
Kent TN17 1JU**

**Single Storey Warehouse/
Storage Unit**

TO LET

1,042.5 m² (11,250 sq ft)

- **Roller Shutter Loading Doors**
- **5.5m Eaves Height**
- **Full Cover Mezzanine**
- **Covered Yard**
- **Allocated Parking**

**Viewings strictly by appointment
via sole agents:**

**William Giles or
William Hinckley
01227 763663**

btf

LOCATION

The property is located outside the village of Goudhurst, near Cranbrook and within the Wealden countryside. It is approximately 10 miles south-east of Maidstone, the county town of Kent, which provides a wider range of commercial amenities and access to the motorway network via the M20 motorway.

Central London is approximately 45 miles to the north-west and can be reached by road or via mainline rail services from nearby stations including Staplehurst and Marden, both of which offer regular services to London Bridge and London Charing Cross.

The property is conveniently situated north of Goudhurst on the north side of Summer Hill, in a well-regarded rural location that supports a mix of local businesses and agricultural enterprises, whilst benefiting from good road connections to the wider Kent region.

What 3 words /// reduction.punchy.charm



DESCRIPTION

The property comprises a single storey former farm store of steel frame construction with steel clad elevations and a pitched roof. The unit has been converted and adapted to provide good quality warehouse/storage accommodation which benefits from the following features:

- Full cover steel framed mezzanine
- 5.5m eaves
- Power floated concrete floor
- LED lighting
- Covered yard area
- On-site parking

ACCOMMODATION

The property has the following approximate floor area (GIA):

Floor	Accommodation	m ²	sq ft
Ground	Warehouse	478.5	5,150
Mezzanine	Offices & Storage	566.7	6,100
Total		1,045.2	11,250

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

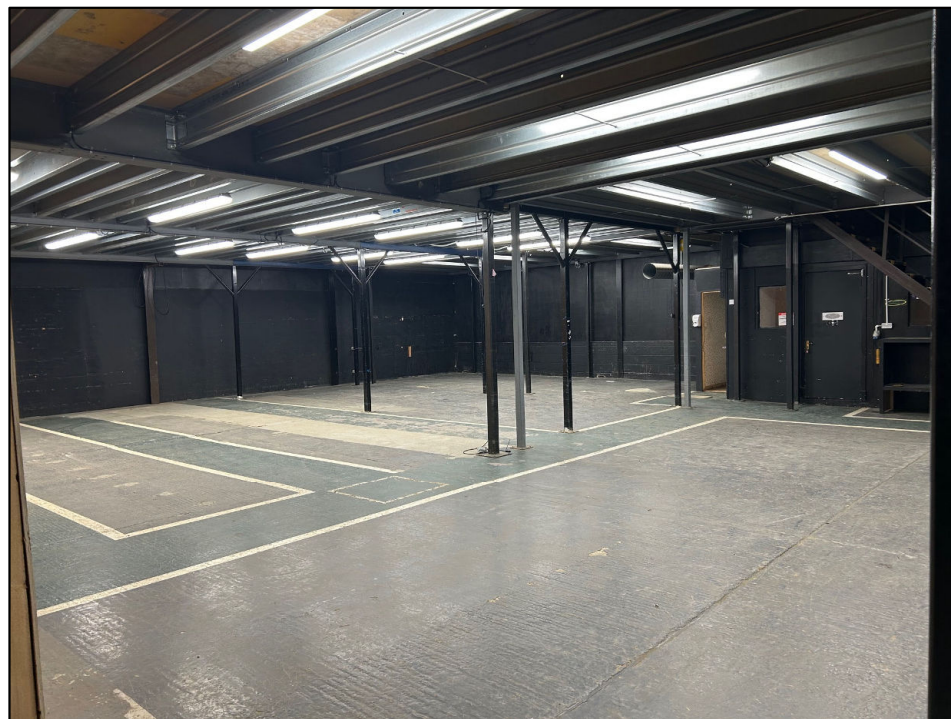
Our clients are seeking a rent of **£32,000 per annum** (exclusive of rates, service charge and VAT).

UTILITIES

The Tenant will be responsible for all utilities consumed at the premises.

DEPOSIT

A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.



BUSINESS RATES

The tenant will be responsible for the payment of business rates. The Rateable Value (RV) as of April 2026 for this property is shown on the Valuation Office website as follows

Store & Premises - £13,000

From April 2026 the UBR will be 43.2p. Tenants may be eligible for small business rates relief but are advised to confirm this with VOA website or the local authority.

EPC

The EPC for this property is rated in Band C



LEGAL COSTS

Each party to bear their own.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Will Giles
William Hinckley
01227 763663

Details updated July 2026





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 Directors of BTF is available for inspection at each BTF Office.