



TO LET
SINGLE STOREY WAREHOUSE/STORE

HARPERS FARM, GOUDHURST, CRANBROOK, KENT

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
- Ancillary office, kitchen & toilet facilities
- 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

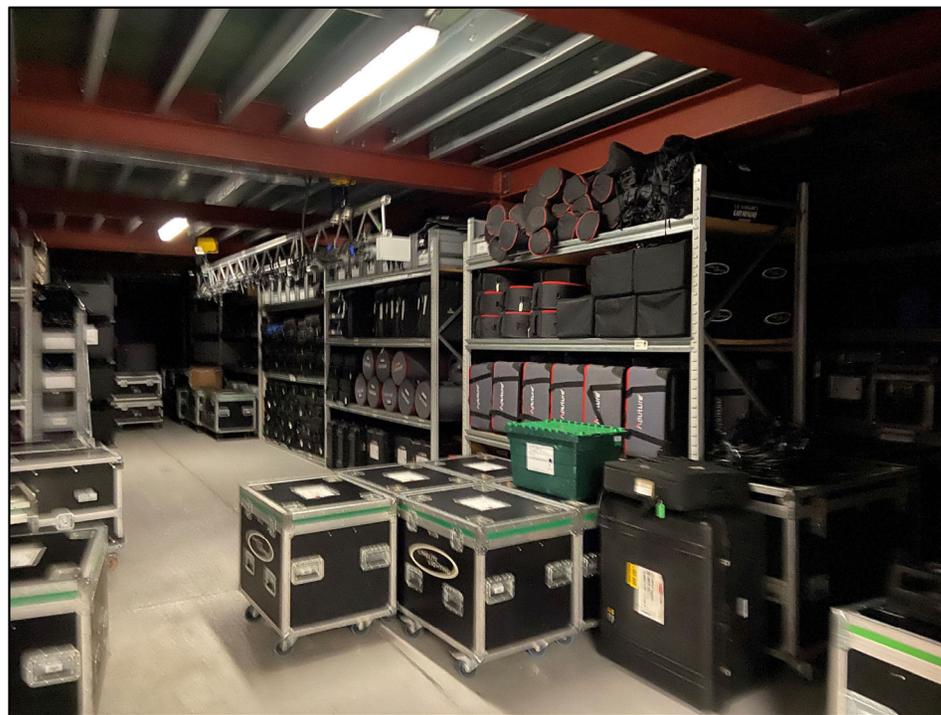
Our clients are seeking a rent of **£32,000 per annum** (exclusive of rates, service charge and VAT).

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.

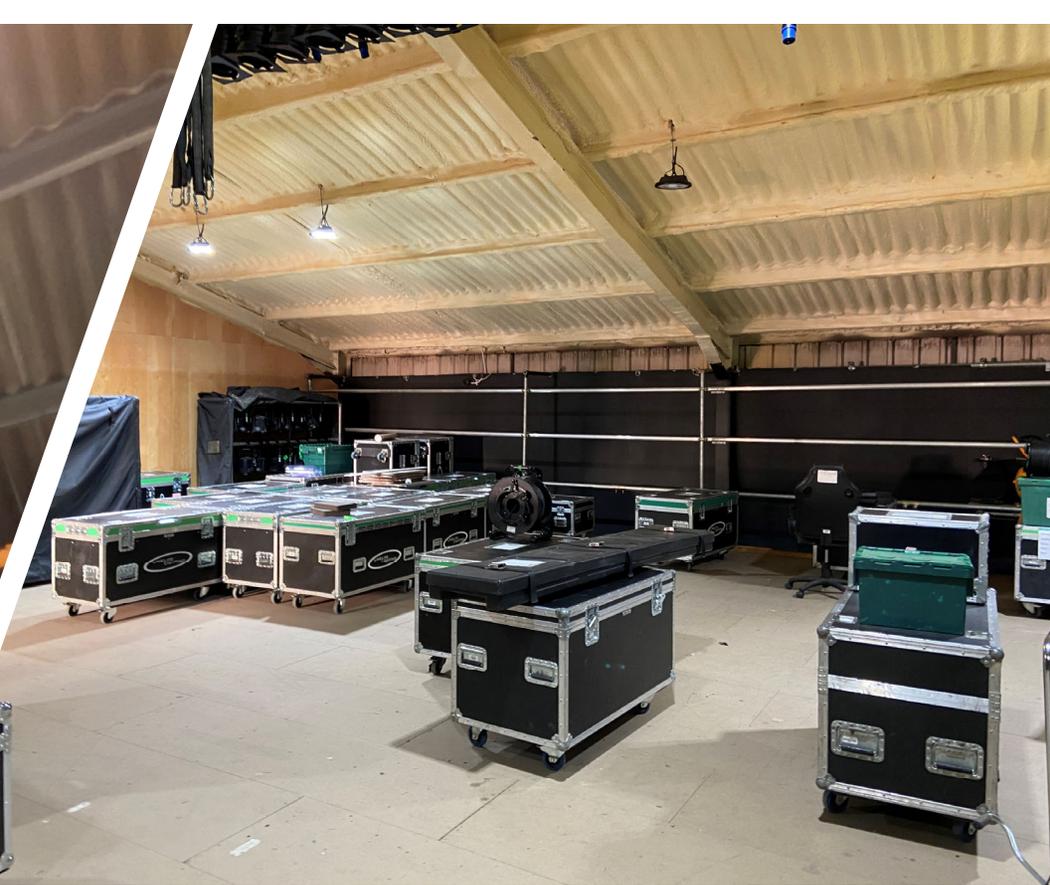
VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Will Giles
William Hinckley
01227 763663

Details created March 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.