btf Land & Property Experts



TO LET

UNIT 5 & 6 AT HOLLINGBOURNE FARM
HOLLINGBOURNE HILL
HOLLINGBOURNE
MAIDSTONE
KENT ME17 1QL

AVAILABLE FOR WINTER / SPRING STORAGE

UNIT AS A WHOLE EXTENDS TO 3,500FT²

GUIDE RENT
£1,500 per month + VAT

T 01233 740077 E challock@btfpartnership.co.uk
Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ

www.btfpartnership.co.uk

LOCATION
Situated 1 mile north east of the village of Hollingbourne Unit 5 & 6 is located within a working agricultural and commercial yard. Hollingbourne can provide local facilities and amenities including primary school, pubs and restaurants. Links to the A20 and the M20 motorway are only 2 miles south west.

There is a national rail service from Hollingbourne with the larger towns of Harrietsham, Lenham, Bearsted and Maidstone all within a six mile radius providing further communications links, facilities and amenities. Ashford is easily accessible along the A20 east.

Please see the Location Plan overleaf which identifies the location of the unit in relation to its surrounding towns and villages.

DIRECTIONS
From Hollingbourne Primary School head north east up Upper Street which leads onto Hollingbourne Hill. Follow this road past the access for Hollingbourne House and the Hollingbourne Farm access is on your right. Follow the farm access road through to the yard at the back and Unit 5 & 6 is on your right.

DESCRIPTION
Situated within a barn of steel portal frame construction, Unit 5 & 6 is made up of two separate storage areas with separate roller shutter doors and one personnel door accessed via Unit 6. The unit as a whole benefits from electricity and extends to approximately 3,500ft². A half height timber wall in the center, separates the unit into the two storage areas. Toilet facilities are available for communal use within the yard area. The unit will need to be vacant by 1st July 2027.

SERVICES
Electricity is connected to the units.

ACCESS & PARKING
Access is directly from the public highway over the right of way coloured brown on the attached Boundary Plan. There is ample off road parking for several vehicles just to the north 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 August 2026.

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 that ends on or before 1st July 2027
- **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 outgoings will be the responsibility of the tenant including business rates, contents insurance and services.
- **Tenant's Deposit** – A deposit of one month's rent will be required.

At the end of the Term additional storage space may be available subject to negotiation and availability.

LOCAL AUTHORITY
Maidstone Borough Council, 26 Lower Stone Street, Maidstone, Kent ME15 6LX

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. Tenants will be responsible for paying £35 per person for any AML check. Business prices will be confirmed prior to submission.

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.

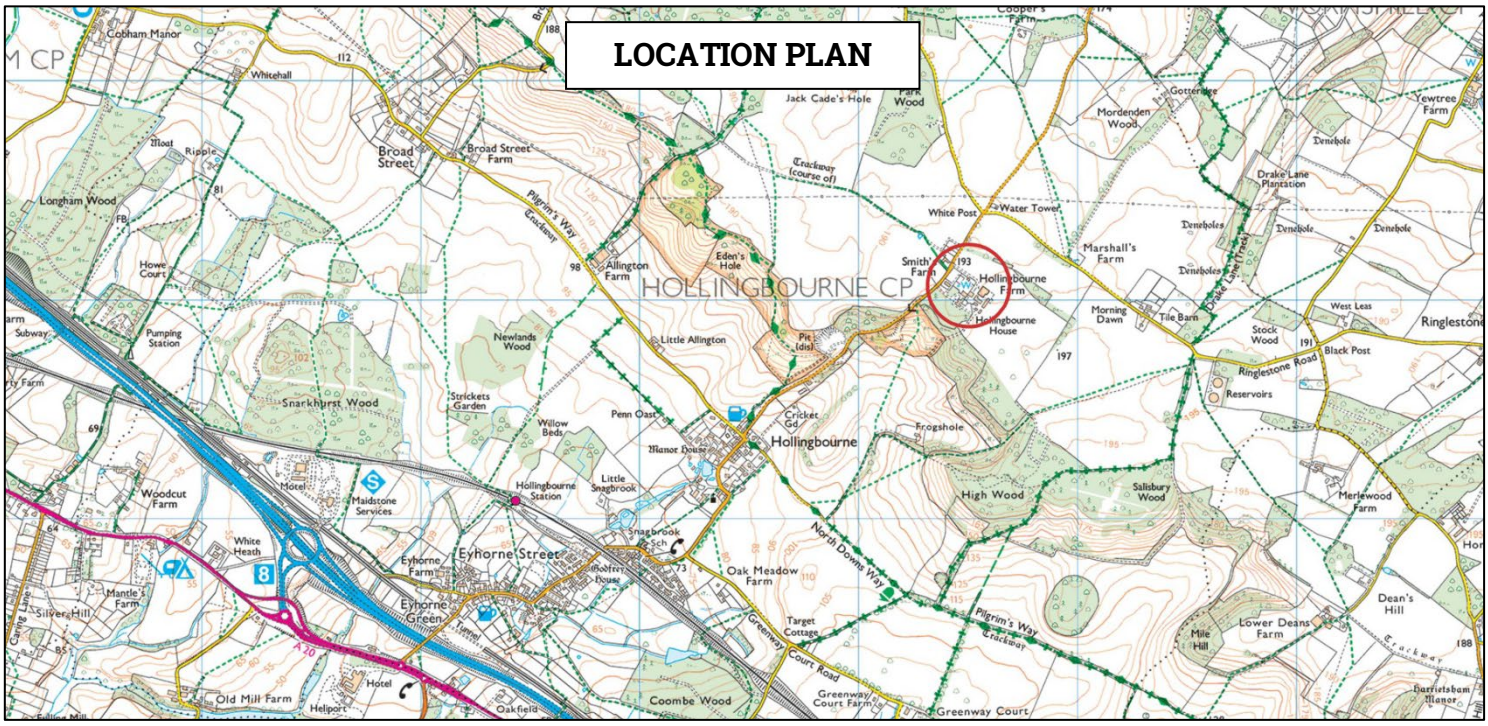
GUIDE RENT
£1,500 per month + VAT

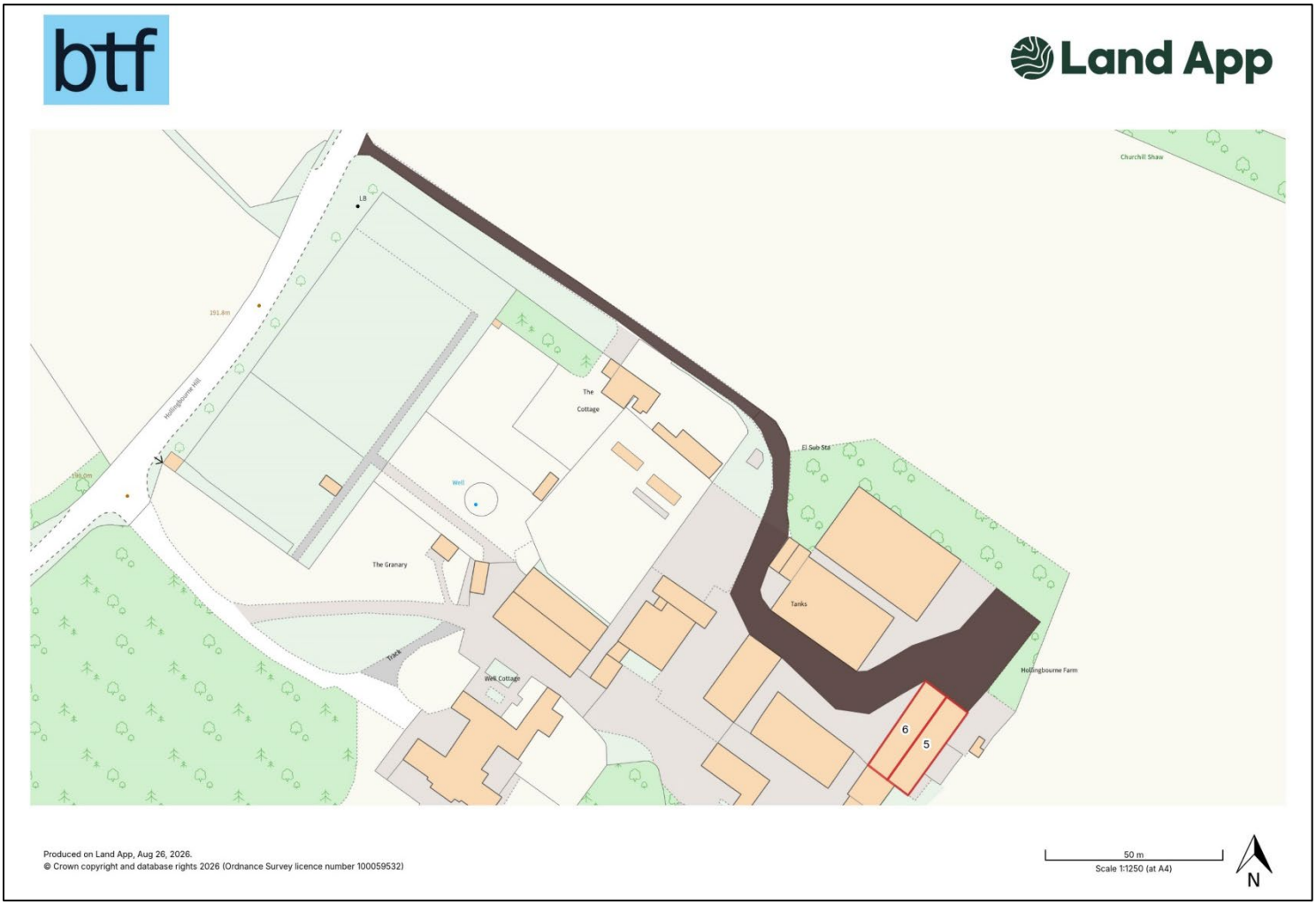


Unit 5



Unit 6





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.

T 01233 740077 E challock@btfpartnership.co.uk
Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ