

2 THRESHERS BARN, CANADA FARM ROAD LONGFIELD, KENT DA2 8EA

* CLOSE TO EBBSFLEET INTERNATIONAL AND BLUEWATER *



**PRESTIGIOUS MODERN SELF-CONTAINED OFFICES WITH GOOD
PARKING IN A WELL LOCATED RURAL ENVIRONMENT
CLOSE TO AMENITIES AND MAINLINE RAIL STATION**

1,410 SQ. FT. (131 M²)

TO LET

LOCATION

The property is situated just outside the village of Longfield off the B260 Green Street Green Road/Main Road which links Dartford and M25 junction 2 circa 4 miles to the north west to the A227 at Meopham circa 5 miles to the east.

Longfield railway station is approximately 1 mile east of the property and Ebbsfleet International station 2.5 miles to the north.

DESCRIPTION

The building offers prestigious character offices over 2 storeys. The property has been fitted to a very high standard with large areas of glazing and timber cladding.

Key Benefits:-

- Full climate control
- Direct BT fibre connection
- Kitchenette
- Separate male & female WCs
- CCTV/alarm fitted
- 6 dedicated parking spaces (with overspill provision)
- Eco specification included

Virtual Tour

<https://my.matterport.com/show/?m=eLTVGmj2f4V>

ACCOMMODATION

The approximate net internal area is as follows:-

Ground Floor	717 sq. ft.	(66.6 m ²)
First Floor	693 sq. ft.	(64.4 m ²)
Total	1,410 sq. ft.	(131.0 m²)

TERMS

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

RENT

£32,000 per annum exclusive.

LOCATION PLAN



SERVICE CHARGE

The tenant will be responsible for the servicing cost of the climate control system. Further details upon request.

BUSINESS RATES

According to the Valuation Office Agency website the Rateable Value is £21,500 in the 2017 Rating List.

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has been rated band B (44). An Energy Performance Certificate is available upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Kevin Dempster

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IMPORTANT NOTICE:

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