



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



**PRESTIGIOUS MODERN SELF-CONTAINED OFFICE  
WITH GOOD PARKING IN A WELL LOCATED  
RURAL ENVIRONMENT**

**1,410 SQ. FT. (131 M<sup>2</sup>)**

**TO LET**



**01322 475940**  
**watsonday.com**

## 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 office space 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

## ACCOMMODATION

The approximate net internal area is as follows:-

Ground Floor	717 sq. ft.	(66.6 m <sup>2</sup> )
First Floor	693 sq. ft.	(64.4 m <sup>2</sup> )
<b>Total</b>	<b>1,410 sq. ft.</b>	<b>(131.0 m<sup>2</sup>)</b>

## TERMS

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

## RENT

£36,900 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

The building has yet to be assessed for business rates.

## 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**

**01322 475940**

**kevindempster@watsonday.com**

**ALTUS GROUP**

**Tom Booker**

**01322 285588**

**tom.booker@altusgroup.com**

**2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF**

### IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



**01322 475940**