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## Former Farm Barn/Workshop To Let THE OAST WORKSHOP, GREAT KNELLE FARM WHITEBREAD LANE, BECKLEY, RYE TN31 6UB



### LOCATION

Situated some 8.5 miles south of Tenterden via the A28 and 6.9 miles north of Rye via the A268. There is a long private road from Whitebread Lane leading to the Farm. Going past a number of cottages and a Sussex barn and following the road round the Oast may be found on the left hand side adjoining other buildings used by the Farm.

### ACCOMMODATION

The premises comprise a concrete framed building with corrugated fibre cement panels, the roof having some translucent panels to provide natural light. It is arranged on 3 floors and has a useful L-shaped yard.

#### Entrance lobby

6' x 20'6" (1.8m x 6.2m)

**123 sq ft (11.4 sq m)**

Staircase to 1st floor.

Access to:

#### Front store

21'3" x 7'9" (6.5m x 2.4m)

**165 sq ft (15.3 sq m)**

Height

12'9" (3.9m)



#### Former paint shop/store/workshop

19' x 20' (5.8m x 6.1m)

**380 sq ft (35.3 sq m)**

From Lobby, door to:

continued

- SHOPS
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## 2. Oast Workshop, Great Knelle Farm, Beckley

### Main workshop/store

30'9" x 25'3" (9.4m x 7.7m)

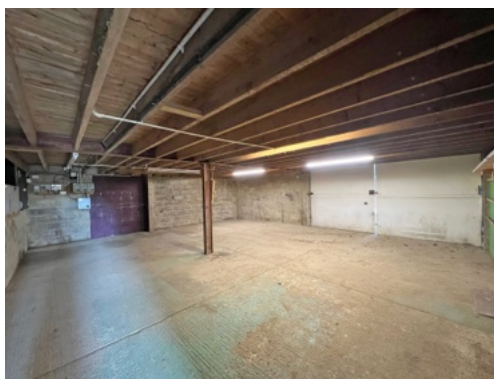
**776 sq ft (72.1 sq m)**

Height to underside beams 7' (2.1m)

Door to yard 15' [w] x 8' [h] (

### Overall ground floor area

**1,444 sq ft (134.1 sq m)**



### 1st Floor

Overall 30' x 30' (9.1m x 9.1m)

**900 sq ft (83.6 sq m)**

Min height. 10'9" (3.3m)

Max height 21'3" (6.5m)

Twin side timber doors for loading.

Within this area are:

Kitchen 9'3" x 5'3" (2.8m x 1.6m) with sink unit having electric water heater over, base cupboards + space for fridge.

### 2nd Floor

#### Landing

15'6" x 7'6" (4.7m x 2.3m) leading to:

#### Office 1

8' x 19'6" (2.4m x 5.9) **156 sq ft (14.5 sq m)**

#### Office 2

11' x 19'6" (3.4m x 5.9m) **215 sq ft (20.0 sq m)**

Both offices have plasterboard walls + strip lighting.

#### Lean-to store

8' x 30' (2.4m x 9.1m) **240 sq ft (22.3 sq m)**

with limited headroom.



### Summary of Areas

Ground floor 1,444 sq ft (134.1 sq m)

1st floor 900 sq ft (83.6 sq m)

2nd floor 727 sq ft (67.5 sq m)

**Total Overall 3,071 sq ft (285.3 sq m)**

### Outside

To the front of the building is a concrete hard standing area suitable for car parking. Twin metal gates lead to:

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

### 3. Oast Workshop, Great Knelle Farm, Beckley



**Yard** L-shaped.  
**Main section 34' x 98' (10.4m x 29.9m)**  
including a covered storage facility + a  
timber shed.

**Top section 21' x 21' (6.4m x 6.4m)**

**Overall 3,773 sq ft (350.5 sq m)**



**TERMS** New 5 year agreement on a full repairing basis. The Landlord insures the building but does not seek a contribution from the Tenant.

**RENT** £2,400 per calendar month. The tenant will be responsible for utility costs. The Landlord will invoice the Tenant on a monthly basis for electricity & water based on sub meter readings from the farm supply.

**RATES** The property is classed as a farm building and is not currently rated. Should it become rated the tenant will be responsible for paying business rates.

**VAT** VAT is not charged on the rent.

**SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

**EPC** This is a farm building so an EPC is not required.

**VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

**N.b.** There is a second open yard available to rent if required. There is also a further farm storage building becoming available of approx. 1,879 sq ft (174,6 sq m) with significant height and a 578 sq ft (53.7 sq m) lean-to with concrete base. More details upon request.

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### Oast Workshop, Great Knelle Farm, Beckley

