

Unit 4
Swanton Lane
Lydden
Dover
CT15 7JN

£7,100 per annum

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01843 210878
e: t.brett@finns.co.uk
www.finns.co.uk



- 1,184sqft commercial unit available from 1st April 2026
- Adjacent parking
- Excellent location off the A2

A mixed use commercial unit with adjacent parking off the A2.

Description

The building is constructed of a steel frame with breezeblock walls. The building benefits from a level solid concrete floor with access via a sliding front door. In addition there is the use of communal W.C. facilities. Internally the building measures approx. 17.90m x 6.16m, giving a total area of approx. 110.26m² (1,184sqft).

There are a good number of parking spaces available to the tenant adjacent to the unit.

Situated

The building is situated off Swanton Lane. The farm is approx. 4.5 miles away from Dover and approx. 2.3 miles from the A2. The nearest postcode is CT15 7JN.

Tenure

To be offered on a lease agreement of three years duration, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Services

Mains electric and water. The tenant will be responsible for reimbursing the landlord at the standard rate of any charges incurred.

Business Rates

These are to be the responsibility of the tenant. Any interested parties are required to make their own investigations.

Use

The building is suitable for storage use, light industrial use would also be considered for the right tenant.

Landlord's Legal Costs

The incoming Tenant will be responsible for contributing £375 plus VAT to the Landlord's legal costs.

VAT

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT. VAT is chargeable in addition to any consideration quoted for this property.

Deposit

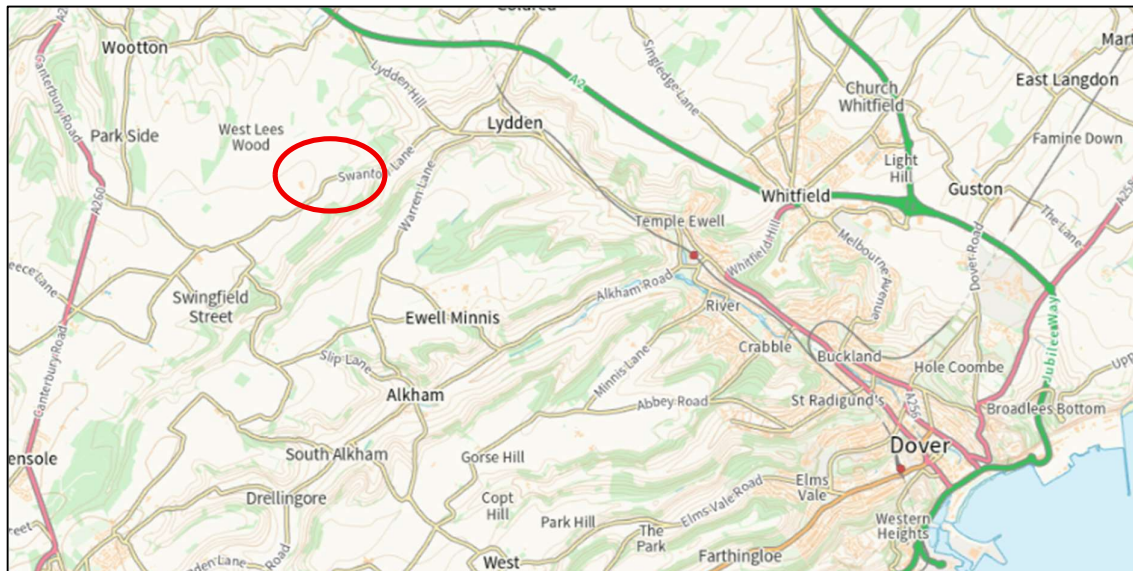
A deposit equal to two months' rent will be payable.

Rent

£7,100 per annum will be payable quarterly in advance.

Viewing: By appointment through Finn's, St Nicholas at Wade. Tel: 01843 210878.

Date: These particulars were prepared in: April 2026.



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Lettings: 01227 452111

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Sandwich
Kent CT13 9DA
Sales: 01304 612147
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