



THE ROMNEY HUT  
SHEEPCOTE LANE | ORPINGTON | KENT | BR5 4ET  
STORE TO LET £14,400 PER ANNUM



**Lambert  
& Foster**

## LOCATION

Sheepcote Farm is located on the urban fringe of London, a rural but very accessible location only 1.2 miles from St Mary Cray and 2 miles from Swanley, providing connections to the M25 and A20.

## DESCRIPTION

The Romney Hut is within the main farmyard, and is one of a range of former agricultural buildings now in a commercial use. It offers a flexible workshop or storage use, benefiting from 3 phase electricity and extending in all to approximately 1,650sq ft. A former inspection pit may be suitable for reinstatement.

In addition, and available by separate negotiation, is a separate building called The Grain Store, ideally suited as a separate workshop. The Grain Store extends to approximately 600 sq ft.

## GENERAL

**Use:** Storage/ Workshop

**Access:** Access from the highway via a hard standing roadway, suitable for large vehicles

**Parking:** There is a loading area outside of the property and parking available elsewhere on site.

**Services:** Mains electricity (3 phase), separately metered

**Local authority:** Bromley Borough Council

**Business Rates:** Property is not rated for Business Rates

**Restrictions:** No water but could be connected prior to letting.

## TERMS

Available from: 1st July 2024

Security Deposit: Equivalent to three month's rent

Repairing: The property is offered on a internal repairing and insuring basis

Legal Costs: Each party to pay their own legal costs

## VIEWING

Strictly by appointment: Paddock Wood Office 01892 832 325

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# Lambert & Foster



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