



ANGELA HIRST
chartered surveyors

Mr and Mrs T Coleman



Our Ref: CO804/gmh/LT
1st May 2026

Dear Mr and Mrs Coleman

**Re: Marketing report for offices at Oathill Barn, Aldington Road, Lympne CT21 4LX
(Subject to Contract)**

Please find below overview of the marketing process and activity in relation to the above property.

Activation of Marketing

We took instruction to actively market the premises with up to four individual offices within on the 15th November 2023 and completed a number of viewings but with no ongoing applications.

Advertising Method

The office have been advertised on a number of internet portal advertising sites including Rightmove and Onthemarket.com plus our own website.

Signage

A sign board was erected at initiation of marketing and since then has been retained in a prominent position on the roadside.

Enquiries and Viewings

All viewings have been accompanied by myself personally as I benefit from the continuity of knowledge of the site.



Tel: (all offices) 0845 521 1980 Web: angelahirst.com

Email: admin@angela-hirst.co.uk

The Estate Offices:

Palm Tree Farm, Upper Hardres, Canterbury, Kent, CT4 6EJ. Tel. 01227 700 700.

Warehorne Road, Hamstreet, Ashford, Kent, TN26 2JW. Tel. 01233 731 177.

*Hirst Commercial & Angela Hirst Chartered Surveyors are divisions of Angela Hirst Surveyors & Valuers Limited.
Registered in England. Company Number 05398941.*

Date	Name of Interested party	Contact Info	Date of Viewing	Feedback / intended Use	Outcome	Offer Date	Accept / Refuse
20.11.23	Mr N [REDACTED]	GDPR Protected	20.11.23	Office but not willing to proceed	Did not proceed		
23.10.24	Mrs S [REDACTED]	GDPR Protected	23.10.24	Office for a paper company	Did not proceed		
23.11.24	Mr N [REDACTED]	GDPR Protected	30.11.24	Office	Did not proceed		
03.07.2024	Ms J [REDACTED]	GDPR Protected	03.07.2024	Office - Care company	Did not proceed		
24.07.2024	Miss C [REDACTED]	GDPR Protected	24.07.2024	Office - jewellery	Did not proceed		
30.5.2025	Mr N [REDACTED]	GDPR Protected	Did not attend External only	Office but not willing to proceed	Did not proceed		
23.2.26	Ms K [REDACTED]	GDPR Protected	Viewed externally	Office - Not suitable rooms too small	Did not proceed		

Price/Rent

The Landlord has retained the rental at a level which is considered realistic considering the size and location of the units:

Office 1, £3650/a, Office 2, £3950/a, Office 3, £3825/a & Office 4, £8500/a

Market Comment

The market interest has been deflated since the Covid 19 outbreak and the change in general ethos to working practices with far greater flexible and home working has seriously impacted the office market sector. The general economic climate with cost of living, fuel prices and general uncertainties in the markets has seen an deduction in enquires from business expanding or start ups taking the leap. This years Middle East conflict as cause further stalling of the market.

We have found that even with continuous marketing and discussion with parties, the rural nature and location of the site, the size of rooms and shared facilities are less desirable. The limited number of parking spaces and no option for overflow parking available is a limiting factor. The property has been available in one or in individual offices.

The site has remained unlet despite genuine and sustained attempts to locate a suitable tenant, we do have to conclude that it will remain extremely difficult to locate a suitable tenant for this site and alternative use options should be considered as we have applicants waiting to progress.



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Please do not hesitate to contact me if you have any questions.

Yours sincerely



G M Hirst BSc (Hons) NDA MRICS

RICS Registered Valuer

Director

for and on behalf of Angela Hirst Chartered Surveyors & Hirst Commercial



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