



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



£16,250 Per Annum

Unit 2A- 2B, Phase 1 New Road Industrial Estate, Grace Road, Sheerness, Kent, ME12 1DB

Unit 2A- 2B, Phase 1 New Road Industrial Estate, Grace Road, Sheerness, Kent, ME12 1DB

****RENT FREE PERIOD OFFERED****

Self-contained unit extending to approximately 1,250 sq.ft situated on a friendly and popular Industrial Estate. This unit presents an excellent opportunity for a variety of uses and would be an ideal first business unit.

Location

Sheerness is a popular port town in north Kent on the Isle of Sheppey. The property is situated just off Grace Road in an established industrial area. Nearby occupiers include Thames Reinforcements, Monarch Chemicals and FabriTec Furniture. To the west of the property are a number of port/cargo related industries including Medway Docks Gefco UK, the distribution arm of Peugeot Citroen.

Description

Self-contained unit situated on the popular New Road Industrial Estate extending to approximately 1,250 square feet. The property is currently arranged as open workshop/storage with the benefit of two existing loading facilities, tall 3.3m (approx.) eaves, a secure roller-shutter door, separate office, sink and drainer and W.C., as well as the shared benefit of on site exterior CCTV, allocated parking and a secure gated site entrance.

Accommodation

The property measures approximately 17m x 7m and comprises a W.C, office or entrance lobby and an open plan workshop/storage area with two machinal roller shutter doors.

Service Charge

The tenant will pay on demand a fair proportion of the running costs of the site.

Business Rates

The Rateable Value of the property is currently valued at £6,200. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquiries with Swale Borough Council directly.

Tenancy

Fixed Term of 5-10 years offered subject to the 'contracting out' of S.24-S.28 of the security of tenure provisions of the Landlord and Tenant Act 1954.

General Info

Rent: £16,250 per annum (plus VAT)

Deposit: £5,416.66

Available From: Now

Fixed Term: 5-10 Years

Business Rates: Available from Nick Prior of Swale Borough Council

- Popular and Secure Industrial Estate
- Two Secure Roller-Shutter Door
- Allocated Parking
- On Site CCTV
- W.C.



Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com

George Webb Finn is a trading name of George Webb Finn LLP, a limited liability partnership registered in England & Wales. Registration No: OC343609. A list of members of George Webb Finn LLP is open to inspection at the Registered Office: 364 High Street, Harlington, Hayes, Middlesex, UB3 5LF

