



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\***

1,250 sq. ft unit with three phase electricity and two roller shutter doors.

George Webb Finn are delighted to offer unit 2A-2B located on the friendly and popular New Road Industrial Estate.. This self-contained unit boasts 1,250 sq. ft of space, providing ample room for your business needs. The property offers the benefit of two roller shutter doors, ensuring easy access for deliveries and operations. Additionally, with added benefit of three-phase electricity available to the 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
- Three Phase Electricity
- On Site CCTV
- W.C.



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and Rural Property Specialists

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