



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



£6,500 Per Annum

Unit 10b Grace Road, Sheerness, Kent, ME12 1DB

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Self-contained unit extending to approximately 500 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 500 square feet. The property is currently arranged as open plan workshop/storage with the benefit of loading facilities, tall 3.3m (approx.) eaves, a secure roller-shutter door and w.c., as well as the shared benefit of on site CCTV, allocated parking and a secure gated site entrance.

Accommodation

The property comprises open plan workshop/storage area measuring approximately 6.5m x 6.5m, with the benefit of a W.C. and handwash basin measuring approximately 2.5m x 1m.

Tenancy

Fixed Term of 6-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.

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 £3,800. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquiries with Swale Borough Council directly.

Terms

Rent: £6,500 per annum (plus VAT)

Deposit: £2,750

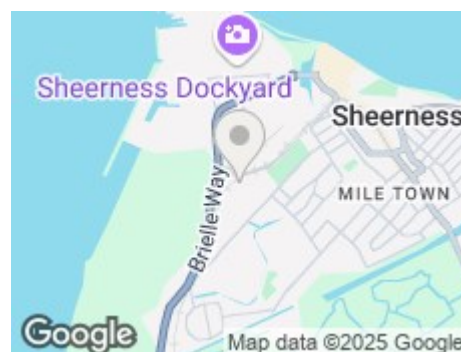
Agreement Fee: £500.00 plus VAT

Available From: 4 February 2025

Fixed Term: 6 Years

Photos: Photos are of the neighbouring Unit and for illustrative purposes only, whilst vacant possession is being secured.

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



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