



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



Mile Town Industrial Park Grace Road, Sheerness, ME12 1HB

Guide Price £1,595,000

George Webb Finn is delighted to bring to market a prime investment opportunity comprising versatile industrial units extending to approximately 15,000 square feet and secure yard. These eight units within three detached buildings are located in a popular area, benefitting from a large secure yard with additional potential for expansion. Mile Town Industrial Park offers businesses a strategic and well-connected location.

Don't miss out on this exceptional investment opportunity! Contact us today for more information or to schedule a viewing.

Location

Mile Town Industrial Park is situated on Grace Road, Sheerness, within the jurisdiction of Swale, approximately 7 miles to the north of Sittingbourne, 15.5 miles to the north-east of Maidstone, 17.8 miles to the north-west of Canterbury and 38.5 miles to the east of London. The area has good road communications, located approximately 8.3 miles to the north-east of J5 of the M2.

The property is approximately 655 metres south-west of Sheerness-on-Sea railway station. Sheerness-on-Sea railway station connects to Canterbury with a travel time of approximately 1 hour 15 mins and London with a travel time of approximately 1 hour 21 mins.

Description

The site area extends to 0.959 acres (0.388 hectares) or thereabouts, and comprises 8 secure units, which are let to individual Tenants. In addition there is a substantial yard area comprising unit forecourts for tenant and visitor parking, as well as a large area to the south of the park, currently let as open storage to one of the current unit Tenants, which may provide an opportunity for further future development of units and income, subject to obtaining planning consent.

The units are comprised within three buildings on the site, which benefit from one secure access to the southern boundary of the site, off Grace Road.

The total rent for the site is currently £98,845.20 per annum.

Accommodation

The approximate gross internal floor areas for the site extend to approximately 1400m² (15,070ft²).

Purchase Price

£1,595,000 for the freehold interest.

In accordance with HMRC Anti Money Laundering Legislation, a successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Method of Sale

The property is offered for sale by private treaty as a whole. The right is reserved to take the property to auction or tender at a later date.

Areas

The areas provided are for guidance only and are given without responsibility. Any intending purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the areas.

Rateable Value

We have made internet enquiries only of the Valuation

Office and the following appear in the current Rating List: -

Unit 1 - £9,700.00

Unit 2 - £9,700.00

Unit 3 - £12,500.00

Unit 4 - £11,250.00

Unit 5 - £11,250.00

Unit 6 - £11,250.00

Unit 7 - £11,000.00

Unit 8 - £11,000.00

EPCs

The weighted average EPC is 59 - C.

Fencing and Boundaries

The purchaser(s) must satisfy themselves on the location of the boundaries from the Land Registry plans and the Vendor's deed plans (where available).

Rights and Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other pipes.

Plans

The plans and boundary notes provided by George Webb Finn are for identification purposes only and the purchaser(s) should satisfy themselves on the location of external or internal boundaries prior to exchange of contracts.

Local Authority

Swale Borough Council – Telephone 01795 417850

Kent County Council – Telephone 03000 414141

Arrange a Viewing

Prospective purchasers must make an appointment to view the Property with George Webb Finn.

To arrange a viewing or if you have any questions please email chris@georgewebbfinn.com, or telephone 01795 470556.

Photographs

The photographs included in these particulars were taken in March 2025.

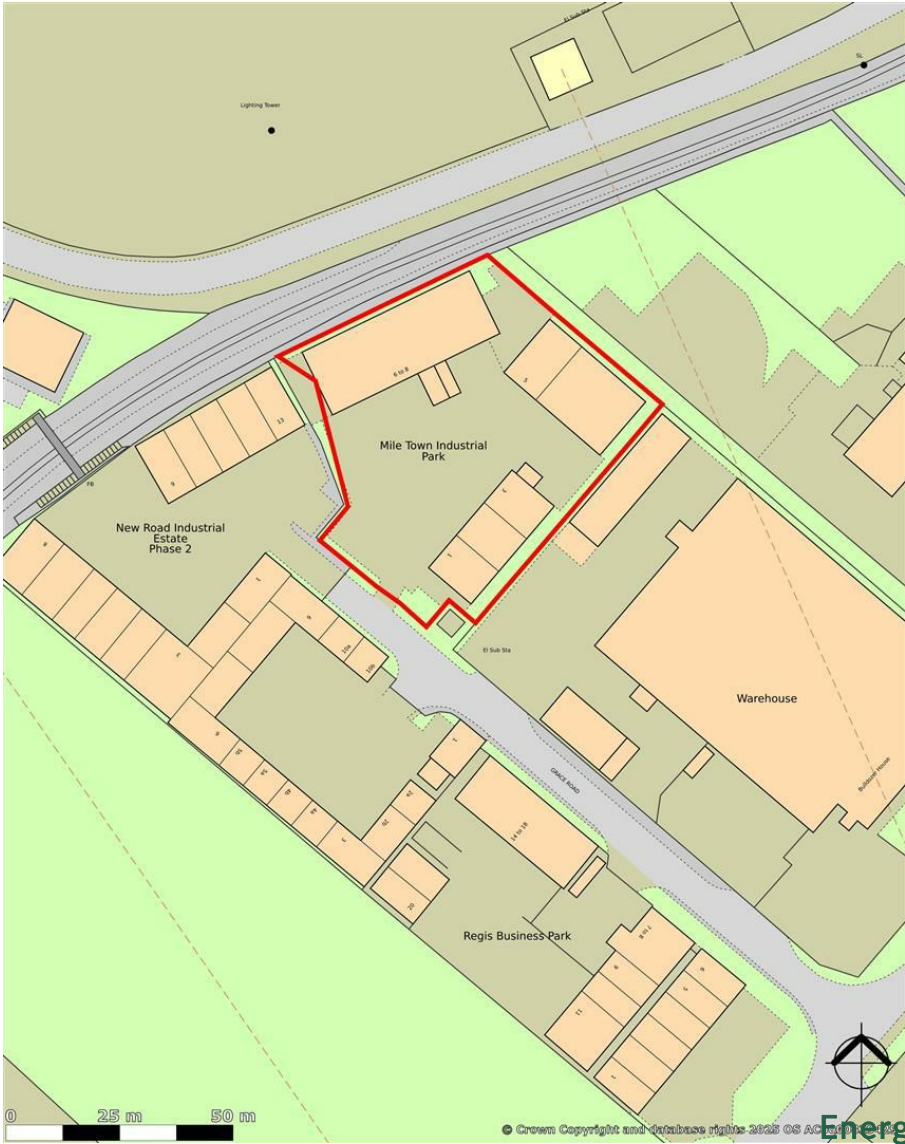
VAT

We understand the property is VAT elected, however, it is anticipated that the sale will be treated as a Transfer Of a Going Concern (TOGC).

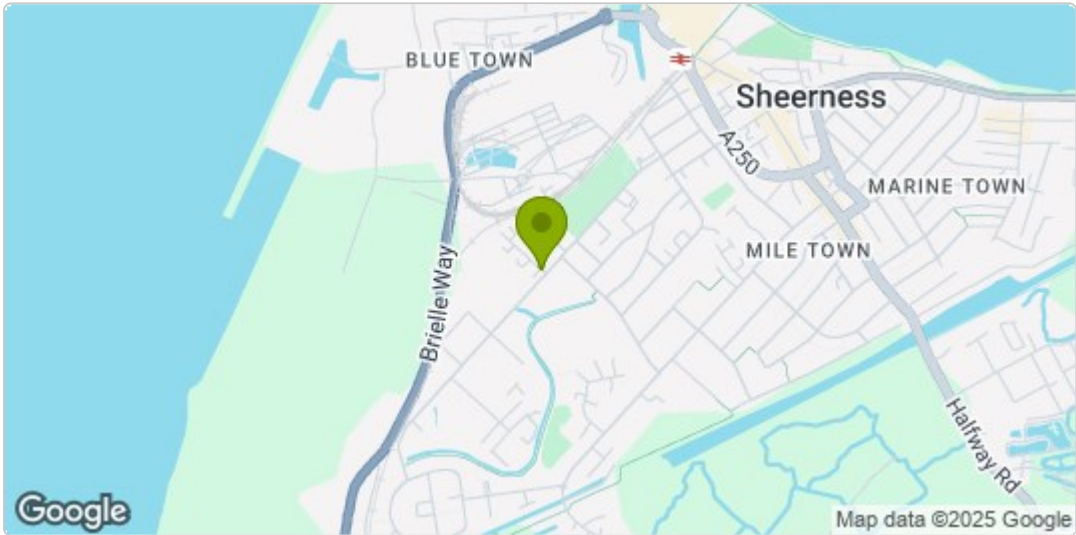
Legal Costs

Each party to bear their own legal costs.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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