



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



£10,000 Per Annum

Unit 1, New Road Industrial Estate, Grace Road, Sheerness, Kent, ME12 1DB

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Self-contained unit extending to approximately 750sq.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.

Included: -

- 24Hr - Access
- Parking Included
- Secure Gated Yard
- 24Hr Monitored CCTV
- 24Hr Lighting

Location

Strategically located in the thriving port town of Sheerness, New Road Industrial Estate sits just off Grace Road on the Isle of Sheppey in North Kent. This well-established industrial zone is home to a range of respected businesses, creating a dynamic and collaborative commercial environment.

The estate benefits from excellent transport links just minutes from the A249, which connects directly to Junction 5 of the M2 (approx. 10 miles) and Junction 7 of the M20 (approx. 26.5 miles). From there, the M25 and Central London are easily accessible, making the site ideal for logistics, distribution, and regional business operations. Sheerness-on-Sea railway station is also nearby, offering direct rail connections via Sittingbourne.

Whether you're serving local customers, reaching across the South East, or just moving home; New Road Industrial Estate offers connectivity and community.

Description

Located on the popular New Road Industrial Estate, this self-contained unit offers approximately 750 sq ft of flexible space, currently arranged as an open-plan workshop and storage area with a small mezzanine. The property features 3.3m eaves, a secure roller-shutter door, and convenient loading facilities, along with private toilet amenities. Tenants also benefit from allocated parking, on-site CCTV, 24Hr exterior lighting and a secure gated entrance, making this an ideal choice for businesses seeking a practical and well-connected base in a thriving commercial location.

Accommodation

The property measures approximately 6.79m x 10.69m, comprising an open-plan workshop/storage area, together with a toilet and hand-washbasin, and a raised mezzanine floor of 7.2m with a timber-partitioned storage area below.

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

Available from Nick Prior of Swale Borough Council. However, it is likely the properties will benefit from Small Business Rates Relief.

General Info

Rent: £10,000 per annum (plus VAT)

Deposit: £3,000

Agreement Fee: £500.00 plus VAT

Available From: 16 February 2026

Fixed Term: 6 years

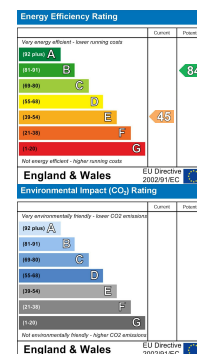
Photos Taken December 2025

Directions

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