



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



**£10,000 Per Annum**

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

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

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

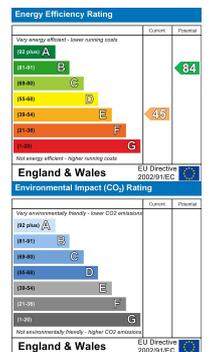
Photos Taken December 2025

## Directions

Residential, Commercial  
and Rural Property Specialists

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