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

£13,000 Per Annum

Unit 3, Phase 1 New Road Industrial Estate, Grace Road, Sheerness, Kent, ME12 1DB

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** RENT FREE PERIODS OR STEPPED RENT SCHEMES AVAILABLE**
Self-contained unit extending to approximately 1,000sq.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. The unit is currently being refurbished and reroofed.

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 1,000 sq ft of flexible space, currently arranged as an open-plan workshop and storage area. The property features a secure roller-shutter door, convenient loading facilities and 3-Phase electricity, 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 extends to approximately 1,000 sq.m, comprising open-plan workshop/storage, together with toilet and hand washbasin.

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: £13,000 per annum (plus VAT)

Deposit: £,3,900

Agreement Fee: £500.00 plus VAT

Available From: 1 October 2026

Fixed Term: 6 years

Photos Taken April 2026

- 24Hr - Access
- Parking Included
- 3-Phase Electricity
- Secure Gated Yard
- 24Hr Monitored CCTV
- 24Hr Lighting
- Refurbished and Reroofed

Residential, Commercial and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com

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