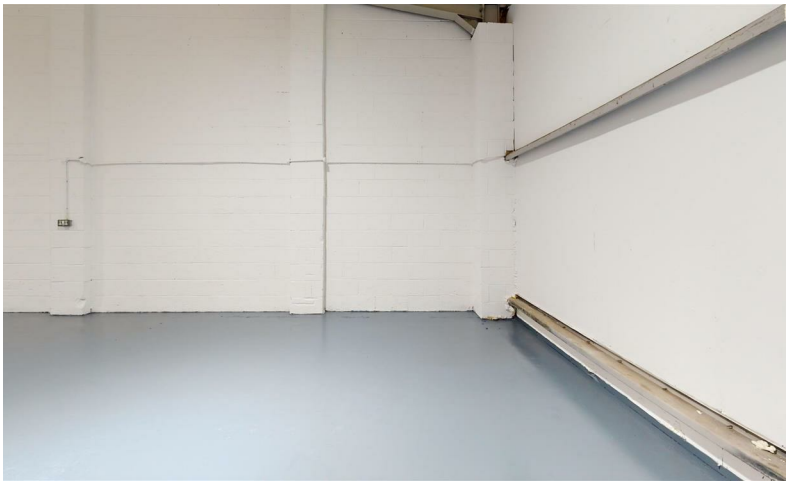
George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



£14,400 Per Annum

Unit 2 Mile Town Industrial Park, Grace Road, Sheerness, Kent, ME12 1HB

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25% OFF FIRST YEAR RENT SUBJECT TO LEASE TERMS

Within the Mile Town Industrial Park on Grace Road in Sheerness, this recently refurbished industrial unit presents an excellent opportunity for those seeking premises on a friendly and secure estate. Spanning approximately 1,066 square feet, the unit boasts high eaves, allowing for versatile use and ample storage options.

The property benefits from amenities such as a toilet and kitchenette, ensuring convenience for both staff and visitors. Its prime location within the industrial park offers easy access to major transport links, making it an ideal choice for businesses looking to establish themselves in a thriving area.

Whether you are launching a new venture or expanding an existing one, this industrial unit provides a solid foundation for your business aspirations. With its recent refurbishment, the space is ready for immediate occupation.

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 property comprises a modern, mid-terrace industrial unit of steel-portal frame construction with painted concrete floors and white-painted blockwork elevations. The unit provides a clear and open-plan working area with good internal height and ample space for storage, light industrial use or workshop activities.

LED high-bay lighting, three-phase power points and perimeter trunking are installed, and the space benefits from natural light via translucent roof panels. A full-height roller shutter door provides convenient loading access, with a separate personnel door.

An internal block-built section provides ancillary accommodation, including a small office/store area and welfare facilities.

Recently redecorated and presented in clean condition, the unit offers straightforward, flexible accommodation suitable for a wide range of occupiers.

Accommodation

The property extends to approximately 1,066 square feet

Tenancy

Fixed Term suject 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.

Terms

Rent: £14,400 per annum (plus VAT)

Deposit: £4,320

Agreement Fee: £850 plus VAT

Available From: 1 April 2026

- Recently Refurbished
- Secure Site
- High Eves
- Roller Shutter
- Parking

Residential, Commercial and Rural Property Specialists

T: 01795 470556
F: 01795 470769

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

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