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





Units 1&2, Bulldozer House New Road, Sheerness, ME12 1AU

£200,000 Per Annum

George Webb Finn are pleased to offer to let Units 1 & 2 at Bulldozer House, an established industrial site on New Road, Sheerness. The units comprise two adjoining warehouse bays, offered together as a single property extending to approximately 23,422 sq ft (2,176 sq m).

The building is of steel portal frame construction with roof lights, large sliding loading doors and a three-phase electricity supply, and the existing pallet racking is available by separate negotiation. The units are offered on a new full repairing and insuring lease and are a short distance from the Port of Sheerness, the town centre and the A249.

Introduction
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Location
Bulldozer House is situated on the north-western side of New Road at its junction with Grace Road, within an established industrial and commercial area on the southern side of Sheerness.

Sheerness is the principal town on the Isle of Sheppey and home to the Port of Sheerness. The A249 links the town, via the Sheppey Crossing, to Junction 5 of the M2 and Junction 7 of the M20, giving access to the Medway Towns, Maidstone, London and the Channel ports.

Sheerness-on-Sea railway station is within half a mile, with services to London Victoria from approximately 1 hour 33 minutes (one change).

Directions
From Junction 5 of the M2 take the A249 north towards Sheerness, crossing the Sheppey Crossing onto the Isle of Sheppey. Continue on the A249 (Brielle Way) and follow signs for the town centre and railway station. From the station area, follow Hope Street into New Road; Bulldozer House is on the right-hand side after approximately a quarter of a mile, at the junction with Grace Road.

Postcode - ME12 1AU

Description
Units 1 & 2 comprise two adjoining bays within the principal warehouse building at Bulldozer House, an established industrial site on New Road, Sheerness. The units are o?ered together as a single property extending to approximately 23,422 ft²
(2,176 m²).

The building is of steel portal frame construction with pro?le-clad elevations over brick and blockwork walls, roof lights and large sliding loading doors. The warehouse is ?tted with pallet racking, which is available to the ingoing tenant by separate negotiation.

Lease
Units 1 & 2 are available on a new full repairing and insuring lease for a term to be agreed, contracted out of the security of tenure provisions (sections 24–28) of the Landlord and Tenant Act 1954.

Rent
£200,000 per annum exclusive.

Rent Deposit
A rent deposit equivalent to three months' rent (£50,000) will be required.

Service Charge
A service charge will be payable in respect of the landlord's reasonable costs associated with the common parts.

Agreement Fee
The ingoing tenant will be responsible for an agreement fee of £1,000 plus VAT.

VAT
All rents and charges quoted are exclusive of VAT, which may be payable.

Business Rates
Rateable value (2026 rating list) - £119,000

Described as "Warehouse and premises". This is not the rates payable; interested parties are advised to make their own enquiries of Swale Borough Council Business Rates Team (01795 417454)

Energy Performance Certificate
Units 1 & 2, Bulldozer House - C (64)

A copy is available upon request.

Planning
The property is currently used for industrial, storage and associated office purposes. It is the responsibility of the purchaser to satisfy themselves that the current uses comply with the relevant planning permissions and building regulations in force at the time of purchase.

Services
We understand that the units bene?t from a three-phase electricity supply. None of the services or installations have been tested and interested parties should satisfy themselves as to their availability, capacity and condition.

Anti-Money Laundering
In accordance with the Money Laundering Regulations, George Webb Finn is required to verify the identity of the ingoing tenant. The successful applicant will be asked to provide the necessary documentation once terms have been agreed.

Viewings
Strictly by prior appointment with George Webb Finn

LLP. The property is occupied; please do not approach the occupiers or enter the site without an appointment.

Health and Safety

This is an operational industrial site. For your own safety please take particular care around vehicles, plant and the yard areas when inspecting.

Local Authority

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent ME10 3HT.

Plans, Areas and Boundaries

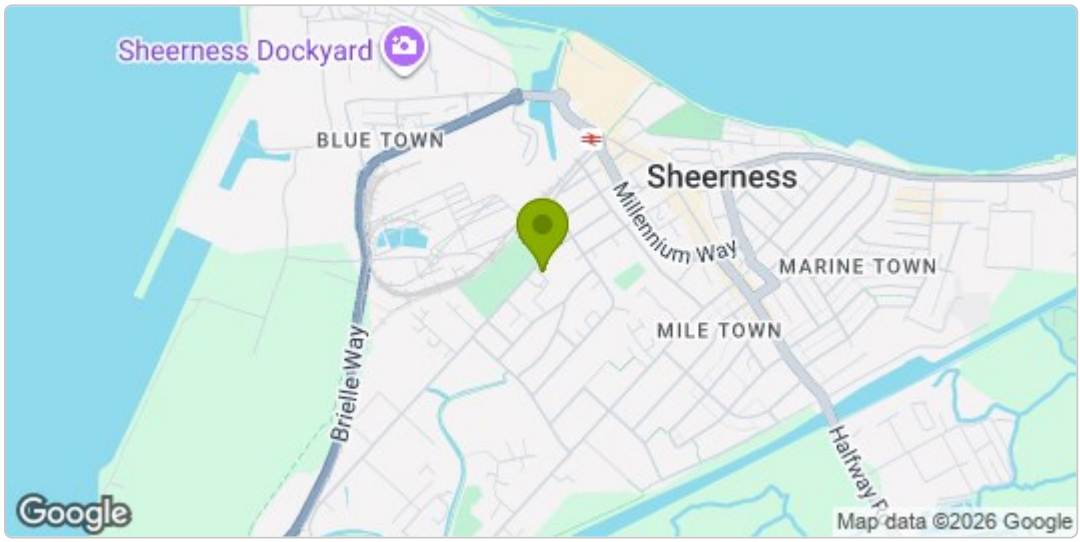
The plans and aerial photograph are for identi?cation purposes only. Areas are approximate, have been calculated from plan dimensions and are given without responsibility.

Photographs

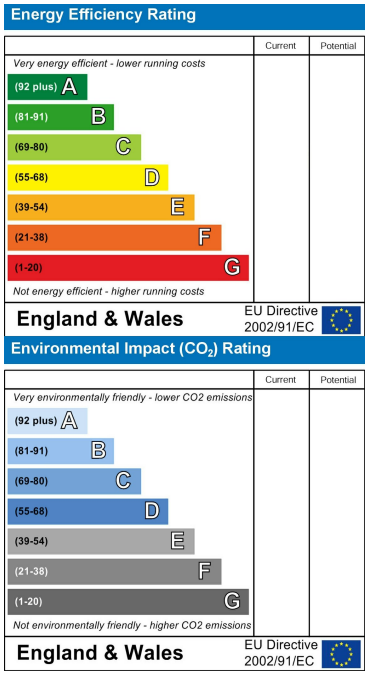
The photographs within these particulars were taken in April 2026.

Floor Plan

Area Map



Energy Efficiency Graph



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.

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