



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



£14,640 Per Annum

Unit 10, Tomas Seth Business Park, Queenborough, Kent, ME11 5TS

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Self-contained unit extending to approximately 1,173.27 square feet situated on a friendly and popular Industrial Estate. This unit presents an excellent opportunity for various uses and would be an ideal first business unit.

Location

Tomas Seth Business Park is a well-established business hub located in Queenborough. Unit 10 is situated within a 12,000 sqft business park, making it an ideal location for various business operations. Nearby occupiers include Swale Shutters, eVRI/HERMES, and Queenborough MOT Centre. The business park is conveniently located just 3 miles from Sheerness Docks and 5 miles from Sittingbourne and 38 miles from London, providing easy access to a wide variety of markets and customers.

Description

The self-contained unit is situated on the popular Tomas Seth Industrial Estate and extends to approximately 1,173.27 square feet. The property is currently arranged as open-plan storage with racking throughout the ground floor. It has the benefit of a mezzanine floor, kitchen W/C and secure roller-shutter door along with allocated parking, and a secure gated site entrance. The use of some office furniture will be included in the letting. Please enquire for a list of items

Accommodation

1,173.27 square feet, comprising an open plan ground floor (measuring 5.83m x 9.88m) with kitchen (1.58m x 1.9m) and w/c (1.5m x 1.9m) and a mezzanine floor (6.5m x 5.8m)

Tenancy

Fixed Term of 3-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

The Rateable Value of the property is currently valued at £5,900. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquiries directly with Swale Borough Council.

Terms

Rent: £14,640 per annum, subject to review. (plus VAT)

Deposit: £3,660.00

Agreement Fee: £500.00 plus VAT

Available From: 1st July 2025

Fixed Term of 3 Years expiring on 20th September 2028

Photos are both of the unit in 2021 and in May 2025. An inventory of the contents left in the unit will be provided upon request.

- Popular and Secure Industrial Estate
- W/C
- Kitchen
- Allocated Parking
- Gated Estate



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