



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



**£6,500 Per Annum**

Unit 10a Grace Road, Sheerness, Kent, ME12 1DB

# Unit 10a Grace Road, Sheerness, Kent, ME12 1DB

**\*\*RENT FREE PERIOD OFFERED\*\***

Self-contained unit extending to approximately 500 sq.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.

## Location

Sheerness is a popular port town in north Kent on the Isle of Sheppey. The property is situated just off Grace Road in an established industrial area. Nearby occupiers include Thames Reinforcements, Monarch Chemicals and FabriTec Furniture. To the west of the property are a number of port/cargo related industries including Medway Docks Gefco UK, the distribution arm of Peugeot Citroen.

## Description

Self-contained unit situated on the popular New Road Industrial Estate extending to approximately 500 square feet. The property is currently arranged as open plan workshop/storage with the benefit of loading facilities, tall 3.3m (approx.) eaves, a secure roller-shutter door and w.c., as well as the shared benefit of on site CCTV, allocated parking and a secure gated site entrance. Please Note updated photos to come shortly.

## Accommodation

The property measures approximately 6.89m x 6.744m and comprises W.C. with handwash basin approximately 2.51m x 0.944m and an open plan workshop/storage area.

## Tenancy

Fixed Term of 5-10 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 £2,550. It is therefore anticipated that the property would qualify for Small Business Rates Relief. Interested Parties should make enquireies with Swale Borough Council directly.

## Terms

Rent: £6,500 per annum (plus VAT)

Deposit: £2,750

Agreement Fee: £500.00 plus VAT

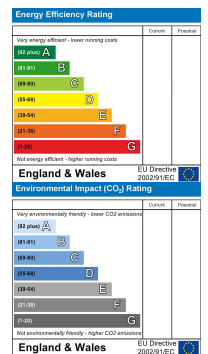
Available From: Now

Fixed Term: 5-10 Years

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions



Residential, Commercial  
and Rural Property Specialists

T: 01795 470556  
F: 01795 470769

E: [info@georgewebbfinn.com](mailto:info@georgewebbfinn.com)  
W: [www.georgewebbfinn.com](http://www.georgewebbfinn.com)

George Webb Finn is a trading name of George Webb Finn LLP, a limited liability partnership registered in England & Wales. Registration No: OC343609. A list of members of George Webb Finn LLP is open to inspection at the Registered Office: 364 High Street, Harlington, Hayes, Middlesex, UB3 5LF

