



INDUSTRIAL/WAREHOUSING UNIT

1,630 sq ft (151.3 sq m)

TO LET

UNIT 3, WINDSOR ESTATE, SHEERNESS, KENT ME12 1NB

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The unit is situated on the eastern side of New Road, Sheerness opposite the Regis Business Park and approximately 1/3 mile south of the junction with Broad Street.

The estate is known as the Windsor Estate as Windsor Kitchens are situated in Unit 1.

Sheerness town centre is situated approximately half a mile to the north, from which the A249 provides good access south to Sittingbourne, the M2, the M20 and Maidstone.



DESCRIPTION:

This is a mid terrace unit constructed with brick and block elevations, eaves and with a recently replaced pitched concrete tiled roof. The main unit is an open plan rectangle with two small windows high in the rear elevation and a ceiling height of approximately 10 ft (3m). To the front of the main unit is an extension continuing the roof down to a height of approximately 7 ft 9 in (2.4 m).

Access to the front of the unit is via a steel sliding door approx 7ft 9in wide x 7ft 3in high (2.4 x 2.2 m) and to the main part through an internal doorway 11 ft 9 in wide x 7 ft 3 in high (3.6 m x 2.2m).

To the front is parking for up to three vehicles.

The WC is detached from the unit and situated one unit away. It is for the use of this unit.

ACCOMMODATION:

All areas gross internal and approximate.

Ground floor: 1,600 sqft (151.3 sqm)

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SERVICES:

Mains 3 phase electricity

ESTATE MANAGEMENT CHARGE:

There are no regular Estate Management Charges.

LETTING:

£1,199 per calendar month (£14,388 per annum). VAT is not payable on the rent.

Lease for a term to be agreed on tenants full repairing and insuring terms.

Unit cannot be used for the manufacture or retailing of kitchens or bedrooms.

Each party to be responsible for their own costs.

PLANNING & BUILDING REGULATIONS:

The last use was for storage and has been used as a workshop. We consider that the unit could be used for a light industrial although note that the Business Rates description is as 'Workshop and Premises'. Nevertheless, we recommend that the applicant satisfy themselves that their intended use of the property complies with the relevant planning permission and building regulations in force at the time of the letting.

BUSINESS RATES:

Description: Workshop and Premises

Rateable Value (2026): £9,000

UBR in £: 43.2p

Rates Payable: Potentially nil if this is the tenants only business premises or the total Rateable Value of their business premises do not exceed £12,000.

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Potential applicants are advised to check with the Local Rating Authority Swale Borough Council (01795 417454, ndr@swalegov.co.uk) to check the above figure is correct.

EPC:

This building does not require an EPC.

VIEWING:

Jonathan Creek
01622 944000
jcreek@harrisons.property

Louise Cousin
01622 944000
lcousin@harrisons.property

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

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Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
info@harrisons.property | T: 01634 265900 | F: 01634 265930
Maidstone Office: 6 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
info@harrisons.property | T: 01622 692144 | F: 01622 692155

