

For Sale | Detached Factory / Warehouse Unit

CBRE

# New Road, Sheerness

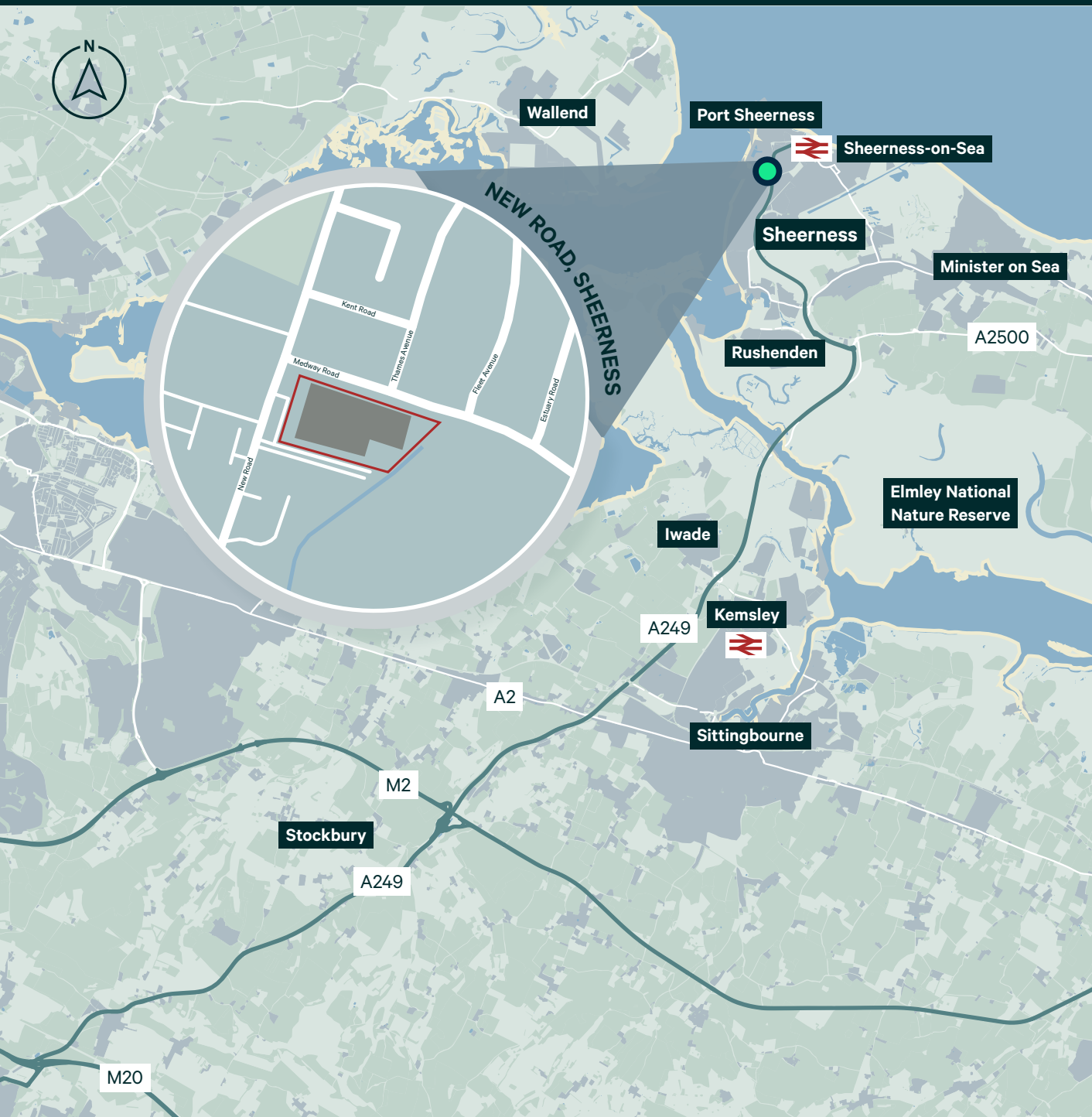
40,105 sq ft (3,726 sq m)



NEW ROAD,  
SHEERNESS,  
ME12 1NB

SELF CONTAINED INDUSTRIAL / WAREHOUSE UNIT ON A SECURE 1.74 ACRE SITE





# Location

The property is situated on the eastern side of New Road. Sheerness Docks and town are under a mile to the north, whilst the A249 leads directly to J5 M2 (11 miles south) providing direct access to London, the M25, and the Channel Ports.

Nearby occupiers include Thames Reinforcements, Monarch Chemicals, and FabriTec Furniture. To the west of the property are several port/cargo related industries including Medway Docks, and CEVA.

## SEA



**Port Sheerness** - 4 minutes (1 mile)

**Port Dover** - 1 hour (47 miles)

## ROAD



**M2 J(5)** - 20 minutes (11 miles)

**M20 J(7)** - 35 minutes (17 miles)

**M25 J(2)** - 50 minutes (34 miles)

## RAIL



**Sheerness Station** - 0.5 miles

**London Victoria** - 1 hr 34 minutes

**London St Pancras Int.** - 1 hr 43 minutes

# Description



The unit itself was constructed in the 1970s, extended in the 1980s, and has been well maintained. The detached unit is of brick construction with profiled metal cladding.

Externally the self-contained 1.74 acres site is fully fenced with in/out accesses, containing boom gates, secure swing palisade gates, car parking, and service yard. The unit also includes offices which have UPVC windows, suspended ceilings, recessed lighting and cassette air conditioning in the main area.



EAVES HEIGHT OF  
3M – 4M



3 OPERATIONAL LEVEL  
ACCESS DOORS



FITTED OFFICES  
TOTTALLING 2,945 SQ FT



C.27  
CAR PARKING SPACES



POWER SUPPLY  
OF 220 KVA



LED WAREHOUSE  
LIGHTING

DESCRIPTION	AREA (SQ FT) GIA	AREA (SQ M) GIA
Warehouse	37,160	3,452
Offices Space	2,945	274
TOTAL	40,105	3,726
TOTAL SITE AREA	1.74 ACRES	



## Business Rates

- Description – Warehouse and Premises
- Rateable Value – £130,000

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority of Swale Borough Council for further information.

## Anti-Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the statutory AML requirements when Heads of Terms are agreed.

## EPC

C - 73

## VAT

All figures are quoted exclusive of VAT

## Tenure

The property is held under a single Freehold title, Title Number K241435.

The property is available to purchase as a whole on a Freehold basis.

## Price

On Application

## Legal Costs

All parties to be responsible for their own legal costs.



## Contacts

For any further information please contact:

### Richard Seton-Clements

M: +44 (0) 7710 319 574

[richard.setonclements@cbre.com](mailto:richard.setonclements@cbre.com)

### Toby King-Thompson

M: +44 (0) 7919 145 652

[toby.kingthompson@cbre.com](mailto:toby.kingthompson@cbre.com)

# CBRE

020 7182 2000  
[www.cbre.co.uk](http://www.cbre.co.uk)

### Henrietta House | Henrietta Place | London | W1G 0NB

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. Sept 2025.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.