



**PAIR OF INDUSTRIAL UNITS, PREVIOUSLY USED FOR
PERFORMANCE CAR MODIFICATION, REPAIR AND TESTING**

4,750 sqft (460 sqm) Over Two Floors

FOR SALE

**UNITS 3 & 4 REGIS INDUSTRIAL ESTATE, DORSET ROAD,
SHEERNESS KENT. ME12 1LY**

www.harrisons.property

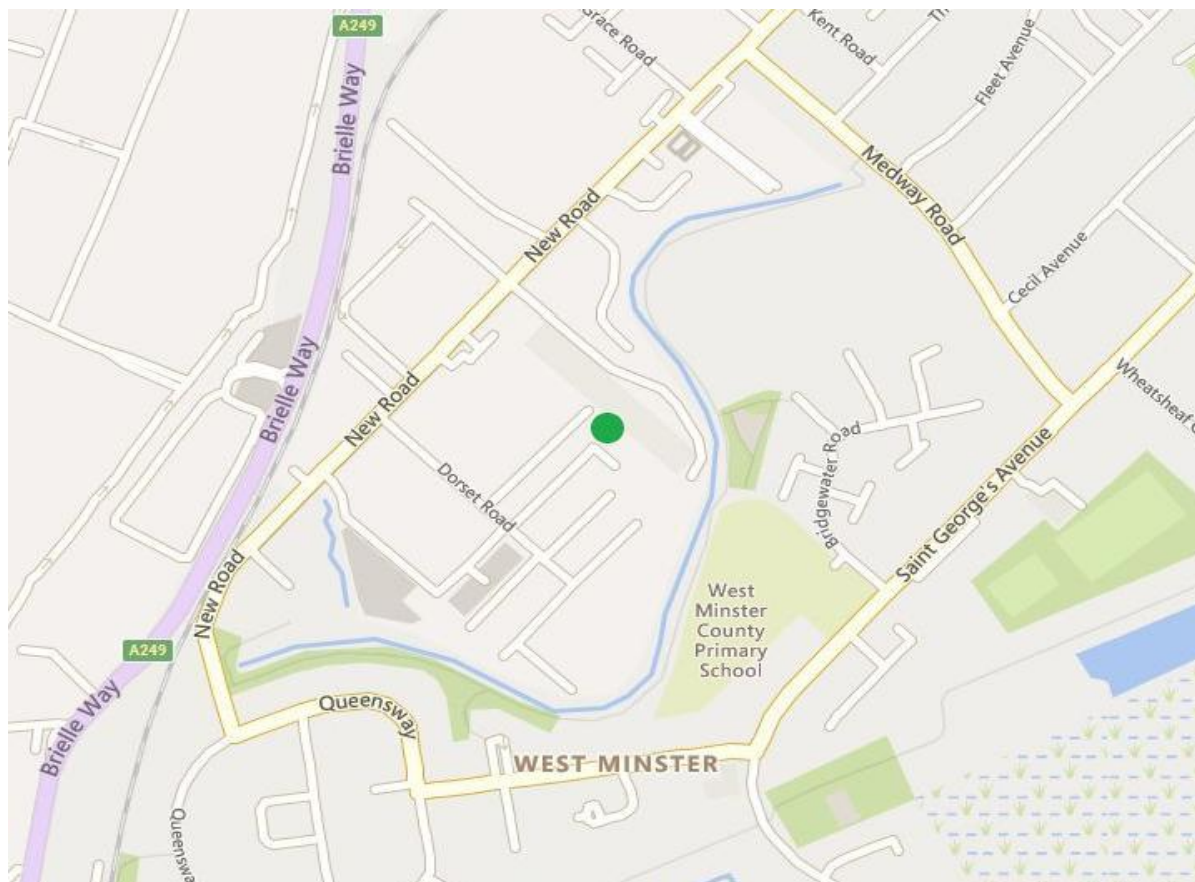
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The Regis Industrial Estate is situated on the northeastern side of Dorset Road. Dorset Road is just off New Road and situated to the south of Sheerness town centre.

This is a popular estate with very few units having come into the market in the last ten or so years.



DESCRIPTION:

Units 3 & 4 are constructed with a steel frame clad to roof and upper elevations with profiled steel sheeting incorporating translucent roof lights and underlined with insulation. The ground floor front and rear elevations are constructed with brick and block to a height of approximately two metres with upper elevations clad with profiled steel sheeting. At the front the panelling has been replaced with new to create a more modern look and there are two electric roller shutter doors each 9ft 9in (3.0m x 3.0m), together with two personnel doors (one sealed off). The building has CCTV and an alarm.

Internally there isn't a party wall between the two units.

The remainder of the Ground Floor has been used as an engineering workshop with an approximate height to the underside of the mezzanine of 8ft 3in (2.5m) and there is an office and WC.

There is an almost full mezzanine covering the floor area, other than part inside the right-hand roller shutter where it is cut back to give loading access to the mezzanine.

Part of the mezzanine is constructed with solid concrete supported on steelwork. The remainder is surfaced with timber and could be partially or completely removed depending on the purchaser's requirements.

The roof is unusually high rising to approximately 17ft 6in (5.4m) above the mezzanine at the ridge. This allows for very high racking or the potential for a further mezzanine, subject to planning.

There is parking for 6 vehicles directly opposite the units.

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ACCOMMODATION:

All areas are gross internal and approximate.

Workshop:

Ground Floor: Workshop, Offices and WC:

2,545 sqft (236.5 sqm)

First Floor: Mezzanine storage:

2,406 sqft (223.5 sqm)

Total:

4,951 sqft (460.0 sqm)

SERVICES:

There is mains three phase electricity, water, drainage and telecomms

There is no gas.

PLANNING & BUILDING REGULATIONS:

The last occupier used the building for performance car modification, testing and the manufacture of specialist motor components.

Other units in the estate are used for industrial, warehouse and leisure uses.

It is the responsibility of the applicant to 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 purchase.

BUSINESS RATES:

The premises currently benefit from the Governments 'Supporting Small Businesses' scheme where for the year from April 2026-March 2027 the purchaser might qualify for the Business Rates to be capped at £2,600pa.

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:

The Energy Performance Asset Rating for this property is C (69) and valid until 23rd February 2036.

The EPC for this property can shortly be downloaded from Harrisons website.

FREEHOLD PRICE AND VAT:

£349,000

VAT status awaited.

LEGAL COSTS:

Each party to meet their own legal costs.

VIEWING:

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