



**PROMINENT FREEHOLD VEHICLE REPAIR PREMISES /  
INDUSTRIAL / WAREHOUSING WITH YARD. SHEPPEY.**

**16,594 sqft (1,532.6 sqm) on 0.9 Acre /  
0.35 Ha**

**FOR SALE**

**FORMER JW SMART SERVICES,  
BRIELLE WAY, SHEERNESS, KENT. ME12 1YW**

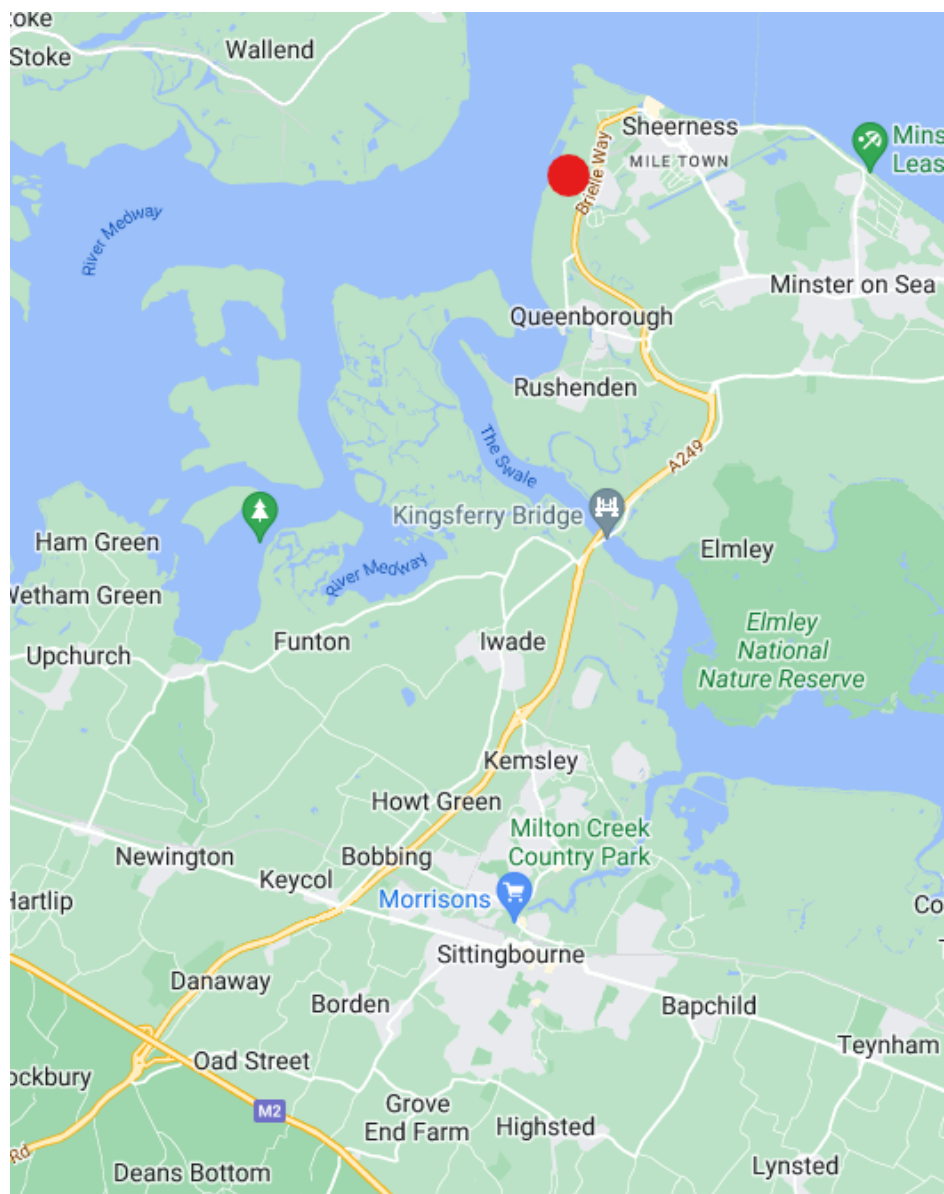
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

The property is prominently situated on the western side of Brielle Way. Sheerness Docks and town are approximately 3.5 miles to the north, whilst the A249 leads directly to J5 M2 and J7 M20 each providing direct access to London, the M25 and the Channel Ports.



## DESCRIPTION:

The premises comprise modern offices, three linked units together with a fourth detached unit, a portakabin style office and a substantial asphalt yard secured by fencing. Two of the linked units have extensive mezzanine flooring and the detached unit, has a freestanding spray booth which can be made available at an additional cost.

Features including:-

- High quality office fit out with glazed screens, aircon (not tested), uPVC double glazed windows, carpeted.
- Workshops with roller shutter doors, insulated panelling, translucent rooflights.

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## ACCOMMODATION:

### Ground and First Floor Reception/Offices:

Ground Floor:	547 sqft	(50.9 sqm)
First Floor:	<u>600 sqft</u>	<u>(55.7 sqm)</u>
Total Offices:	1,147 sqft	(106.6 sqm)

### Full height workshop/warehouses.

Building 1 (eaves c14' 9" / 4.45 m):	3,944 sqft	(366.5 sqm)
Building 4: (eaves c13' 6" / 3.98m):	<u>2,578 sqft</u>	<u>(239.6 sqm)</u>
Total full height workshop/warehouses:	6,522 sqft	(606.1 sqm)

### Workshop/warehouse with mezzanines.

Building 2: (ceiling 9' 0" / 2.76m & 8' 6" 2.6m)	2,833sqft	(263.2 sqm)
Building 3: (ceiling 7' 9" / 2.35m):	<u>1,942 sqft</u>	<u>(180.4 sqm)</u>
Total: workshop/warehouse with mezzanines:	4,775 sqft	(443.6 sqm)

### Mezzanine Floors:

Building 2: (to eaves: 9' / 2.8m)	2,060 sqft	(191.4 sqm)
Building 3: (to eaves 7'6" / 2.3m)	<u>1,990 sqft</u>	<u>(184.9 sqm)</u>
Total mezzanine floors:	4,050 sqft	(376.3 sqm)

Total floor area: **16,494 sqft (1,532.6 sqm)**

'Portakabin' Office (not measured): 100 sqft (c9.3 sqm)

Total Yard Area: (approx from Google Earth): 20,500 sqft (1,900 sqm)

Total Site Area (approx from Google Earth): 38,000 sqft (3,533 sqm)

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations.

## BUSINESS RATES:

Description:	Vehicle Repair Workshop and Premises.
Rateable Value:	£71,000
UBR in £:	55.5p
Rates Payable:	£39,402

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 Band C (67).  
Further details are available from Harrisons if required.

## TERMS:

The freehold is for sale.

## PRICE:

£1,475,000.

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## VAT:

VAT is payable in addition to the price.

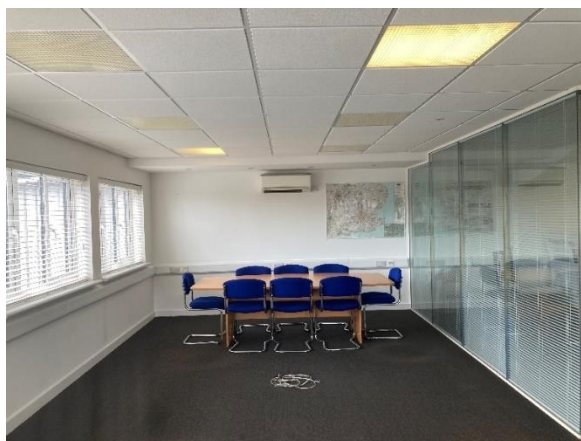
## LEGAL COSTS:

Each party to be responsible for their own legal costs.

## VIEWING:

Jeremy Wilton  
01622 265900

[jwilton@harrisons.property](mailto:jwilton@harrisons.property)



## PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

**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.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

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Ref: 09/04/25

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