



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**First Floor, 185 Parrock Street**

Gravesend, Kent, DA12 1EN

**£2,000 Per Calendar Month**



- First Floor Office Suite To Let
- Heating Included
- 0.2 Miles from Gravesend Station
- 24/7 Access
- Comprising 5 Offices
- Electric Included
- Town Centre Serviced Offices
- "E" Class Business Use

## DESCRIPTION

### RENT

£2,000 PER CALENDAR MONTH

Office charges includes electricity, heating, communal area cleaning, building insurance, alarm, CCTV and door entry system maintenance.

### LOCATION DESCRIPTION

Parrock Street is located in Gravesend's one-way system - bringing 185 into close walking distance of all amenities such as shopping centres, eateries and banks, and within 0.2 miles of Gravesend Station (with its high speed link to London St Pancras, journey time around 23 minutes). The A2/M2 is 1.9 miles to the South, linking to the M25 and Dartford Road Crossing.

### PROPERTY DESCRIPTION

First floor office suite comprising five individual offices, detailed as follows:

Office 5: 76 sq ft (7.05 sq m)

Office 6: 67 sq ft (6.30 sq m)

Office 7: 86 sq ft (7.97 sq m)

Office 8: 80 sq ft (7.39 sq m)

Office 9: 59 sq ft (5.45 sq m)

The suite also benefits from its own WC and kitchenette facilities.

### CURRENT CLASS OF BUSINESS USE

The current class of business use is 'E' Category Office use. Interested parties are advised to seek clarification of permitted use from the local authority.

### CURRENT BUSINESS RATES

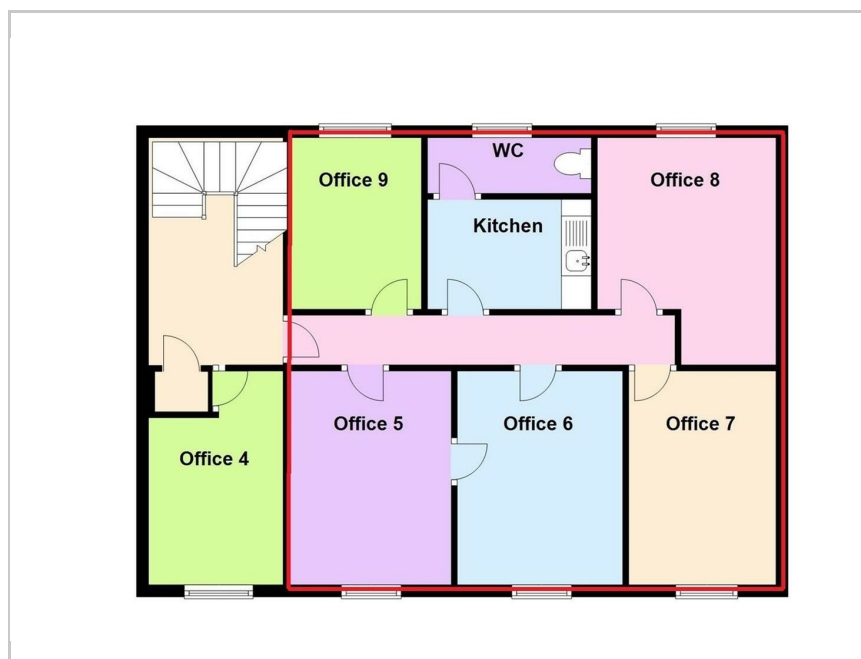
Interested parties to seek clarification from the local authority, Gravesham Borough Council.

### AGENTS NOTE

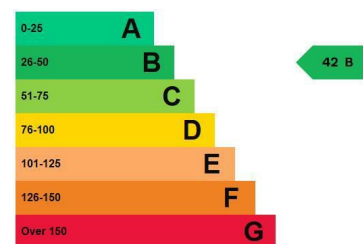
Internet and phones available for an additional charge.

This office is owned by the managing director of Sealeys Walker Jarvis.

## Floor Plan



## Energy Efficiency Graph



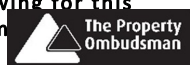
## Viewing

Please call our Commercial Department on (01474) 369368 or

Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk)

if you would like to arrange a viewing for this property or require further information

Sealeys Walker Jarvis  
184 Parrock Street  
Gravesend  
Kent  
DA12 1EN  
[www.sealeys.co.uk](http://www.sealeys.co.uk)



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