



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Office 6, 53 Bath Street**

Gravesend, DA11 0DF

**£590 PCM Plus VAT**



- First Floor Office Measuring 176 Sq Ft
- Rent Inclusive of Electric and Heating
- Air Conditioning in situ
- Entry Phone System
- Superb Modern Interior
- One Parking Space Available Offsite
- 24/7 Access
- Within 0.25 Miles of Gravesend Station

### Full Description

#### RENT

£590 PER CALENDAR MONTH (£7,080 PER ANNUM) PLUS VAT

Rent is inclusive of electricity, heating, CCTV and one car parking space off site.

#### LOCATION DESCRIPTION

Located in the heart of Gravesend on its one-way system adjacent to the Thames Riverfront and within 0.25 miles of Gravesend Station with its high-speed rail link to London St Pancras International Station (journey time around 23 minutes).

#### PROPERTY DESCRIPTION

A set of modern offices refurbished to a very high standard with 24/7 access, CCTV and alarm.

First floor office Measuring 176 Sq Ft with air-conditioning, glass partitioning, electric trunking and an entry phone.

Communal Kitchen and WC.

One parking space available off site.

#### CURRENT BUSINESS RATES

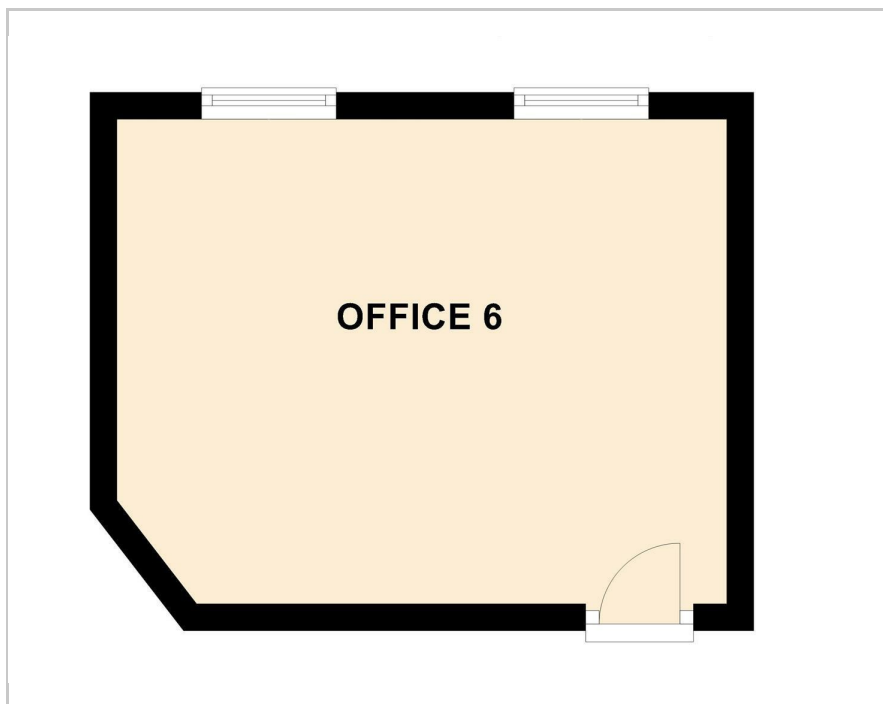
Figures from the Valuation Office show a current rateable value of £3,900 per annum as at February 2026 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant location authority which is Gravesham Borough Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

#### AGENT'S NOTE

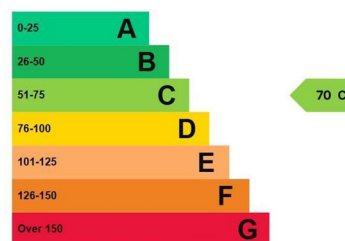
£45 plus VAT per calendar month for internet and one telephone line (compulsory).

Ingoing tenant to pay a referencing fee of £150 including VAT.

### Floor Plan



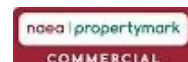
### Energy Efficiency Graph



### 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.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.