



**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.

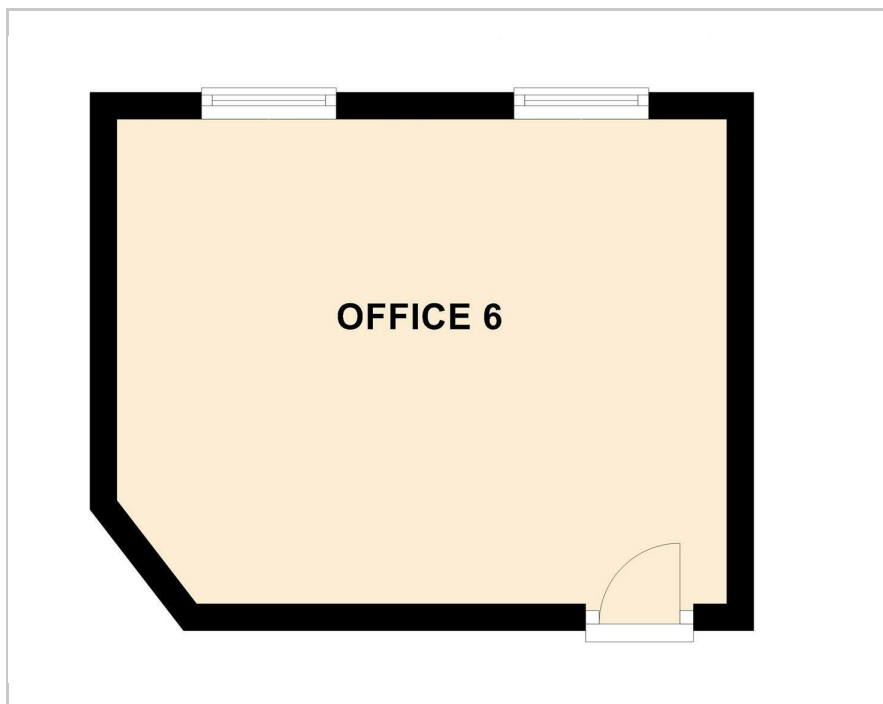
#### AGENT'S NOTE

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

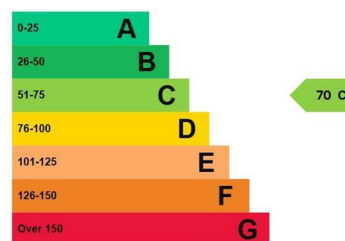
Ingoing tenant to pay a referencing fee of £150 including VAT.

Available from 16th March 2026.

### Floor Plan



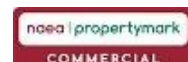
### Energy Efficiency Graph



### 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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