



Sealeys
Walker ■ Jarvis

(01474) 369368



32 Harmer Street

Gravesend, DA12 2AX

£13,500 Per Annum



- Office Space Measuring 1,156 SqFt
- Offices Spaced Over Three Floors.
- 3 Allocated Parking Spaces To The Rear
- 'E' Class Business Use

Full Description

RENT

£13,500 PER ANNUM NO VAT.

LOCATION DESCRIPTION

The upper three floors of a Grade II Listed Period property in Conservation Area close to The Clock Tower. Allocated private parking to the rear.

PROPERTY DESCRIPTION

First Floor: 383 sq ft consisting of one large open plan office with interconnecting smaller office. Half floor up to WC's

Second Floor: 383 sq ft consisting of a large open plan office followed by a further smaller office. Half floor up to a kitchen.

Third Floor: 390 sq ft split into three separate offices.

BILLS

Tenant is responsible for 75% of overall charge for alarm system, insurance and gas. And 90% of the charge for water and electricity. Tenant responsible for all other bills.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £11,750 per annum as at May 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

CURRENT CLASS OF BUSINESS USE

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

PROPERTY AVAILABILITY

Property is available from September 2023.

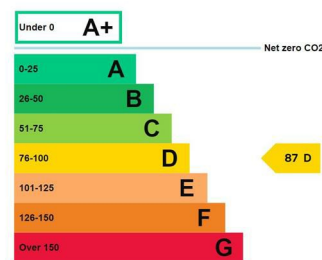
AGENTS NOTE

The lease will taken on the basis of a full repairing and insuring lease

Floor Plan



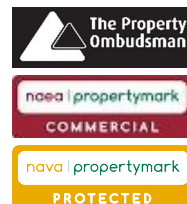
Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

Sealeys Walker Jarvis
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DA12 1EN
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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.