



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Unit 37, City Arms House, 125-127 London Road**  
Stone, Dartford, DA2 6BH  
**£450 Per Calendar Month**



- A First Floor Office
- Communal WC
- Electricity Included
- Street Parking Nearby
- Measuring 190 SqFt
- Heating Included
- Water Included
- 1.9 Miles From Dartford Town Centre

## DESCRIPTION

### RENT

£450 PER CALENDAR MONTH (£5,400 PER ANNUM)

Rent includes heating, electricity, water and buildings insurance

### LOCATION DESCRIPTION

The City Arms House business centre fronts the busy A226 Dartford to Gravesend Road, approximately 1.9 miles east of Dartford Town Centre. The Dartford River Crossing lies approximately 2 miles to the north, linking to the M25 and A2.

### PROPERTY DESCRIPTION

A first floor office of 17.68 SqM (190 Sq Ft) with ground floor communal WC.

### CURRENT CLASS OF BUSINESS USE

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

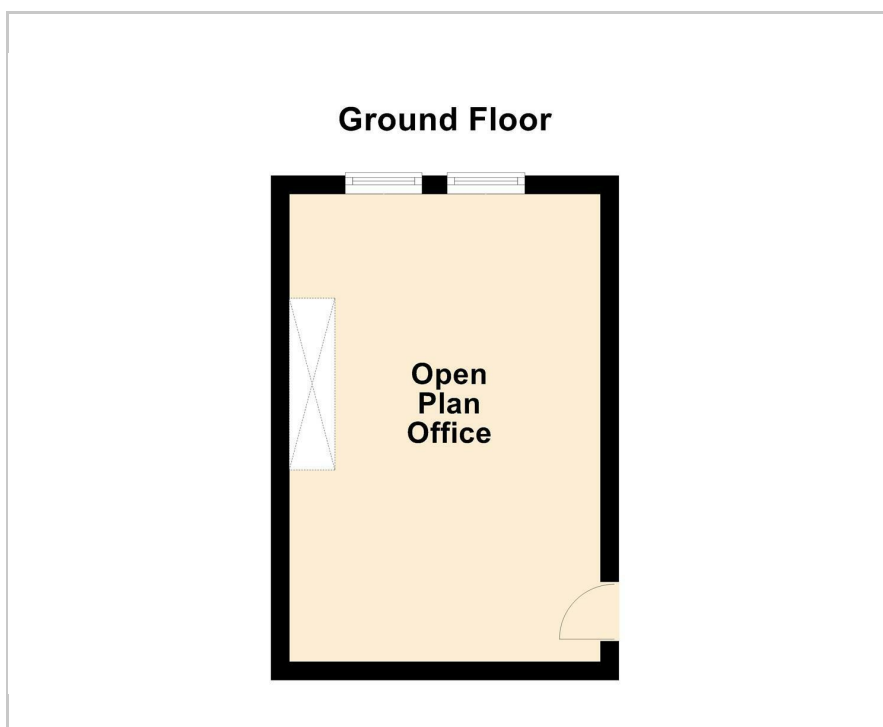
### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £2,200 per annum as at February 2025 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Dartford 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.

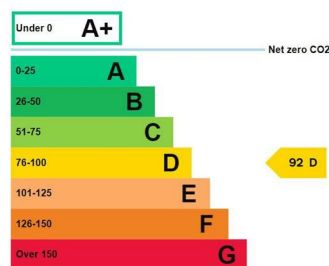
### AGENT NOTE

Ingoing tenants 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.

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

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.