



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**185 Parrock Street**  
Gravesend, Kent, DA12 1EN  
**£400 Per Calendar Month**



- Office of 79.54 Sq Ft
- Within walking distance to Gravesend Town Centre
- Electric included
- Business rates included
- A serviced office centre of 15 offices built in 2017
- Around 0.2 miles of Gravesend Station
- Heating included
- "E" Class Business Use

## Full Description

### RENT

£400 PER CALENDAR MONTH (£4,800 PER ANNUM)

Rent includes include business rates, electricity, heating, communal area cleaning and building insurance

### 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

A serviced office centre of 15 offices built in 2017. Office 12 is a second floor office of of 79.54 square feet with entry phone and WC and kitchenette to the second floor. 185 Parrock Street was rebuilt under 2017 building regulations, placing the building in a 'B' EPC, meaning an eco-efficient and top quality working space, with 24/7 access.

### CURRENT CLASS OF BUSINESS USE

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

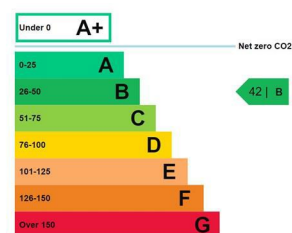
### AGENT'S NOTE

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

## Floor Plan



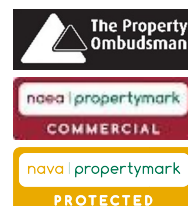
## Energy Efficiency Graph



## 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)



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.