Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

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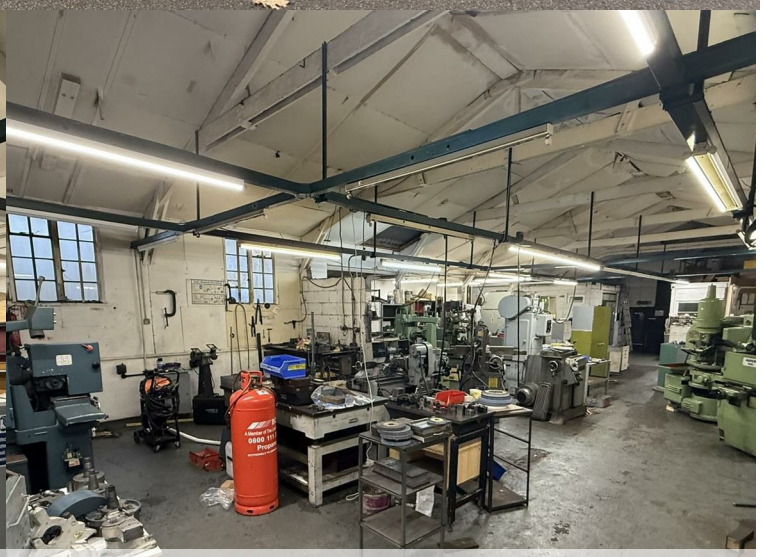


Unit 2 Beckley Hill Works Canal Road

Higham, Rochester, ME3 7HX

£4,500 Per Calendar Month Plus VAT

E

- Office and Workshop Unit Measuring 5433 Sq Ft
- Office Space
- WCs
- "E" Class Business Use
- Gated Industrial Estate
- Kitchenette
- 4.4 Miles to A2

DESCRIPTION

RENT
£4,500 PER CALENDAR MONTH (£54,000 PER ANNUM) PLUS VAT
Service Charge Circa - £3,780.48 PER ANNUM PLUS VAT
Insurance Circa - £2,406.40 PER ANNUM PLUS VAT

LOCATION DESCRIPTION
Canal Road, Higham lies 2.4 miles north-west of lower Higham with its train link to London. The A289, Wainscott Bypass is 4.3 miles to the east, whilst the A2/M25 is located 4.4 miles to the South, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION
A workshop measuring 5436 Sq Ft comprising:
Workshop A: 81.90 SqM (882 Sq Ft)
Workshop B: 209.14 SqM (2251 Sq Ft)
Workshop C: 173.35 SqM (1866 Sq Ft)
Offices: 25.92 SqM (279 Sq Ft)
Reception: 7.02 SqM (76 Sq Ft)
WCs

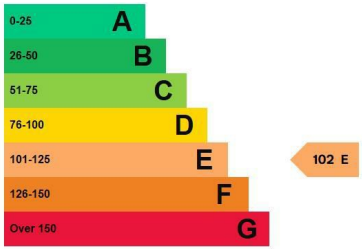
CURRENT CLASS OF BUSINESS USE
We believe the current class of business use is 'E' . Interested parties are advised to seek clarification of permitted use from the local authority.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £26,000 per annum as of January 2026 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.

AGENT NOTE
Ingoing tenant to pay a referencing fee of £150

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 inform

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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.