Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

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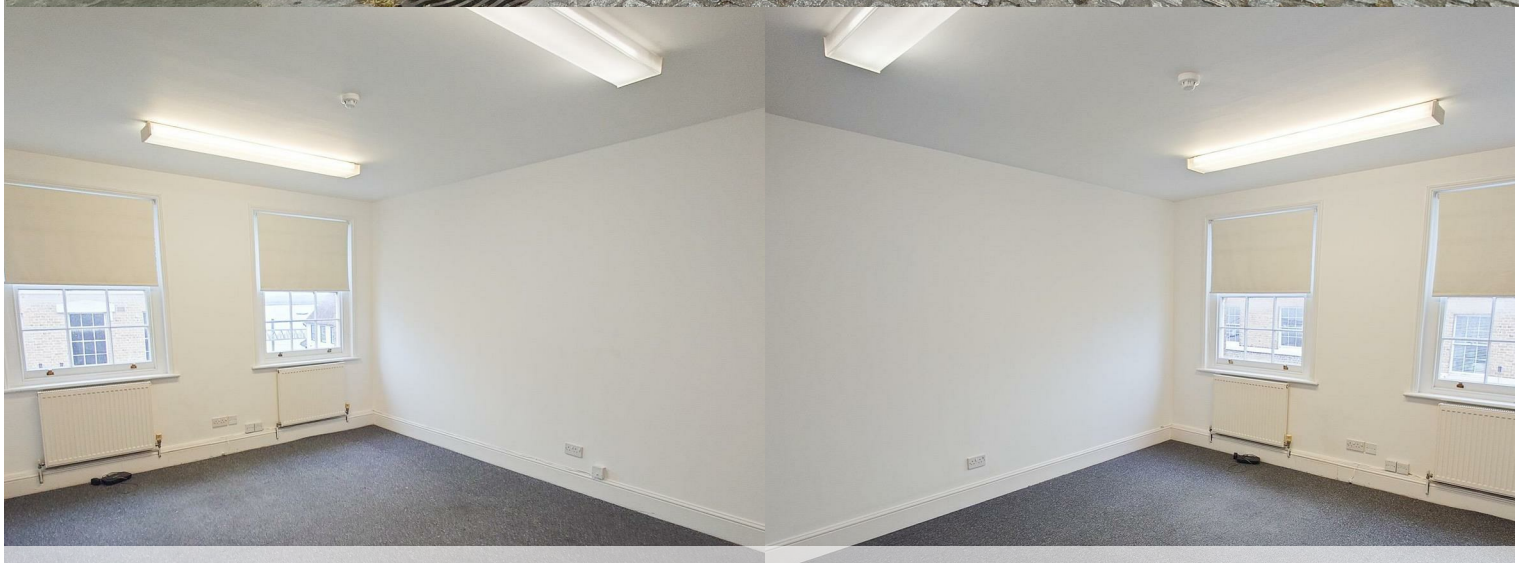


Office 7, Longferry House, 82 High Street

Gravesend, Kent, DA11 0BH

£450 Per Calendar Month

E

- Located in Gravesend's Heritage Quarter
- Electric and Gas Included
- Communal Cleaning Included
- Character sash-cord windows
- Office measuring 199 Sq Ft
- Water Included
- 24 Hour Access and Video Entry phone System.
- Communal Kitchenette & WC

RENT
£450 PER CALENDAR MONTH (£5,400 PER ANNUM) PLUS VAT
Rent includes electricity, gas fired central heating, water and communal cleaning.

LOCATION DESCRIPTION
A modern office environment set within serviced offices in Gravesend's Heritage Quarter in easy reach of the town centre and railway station.

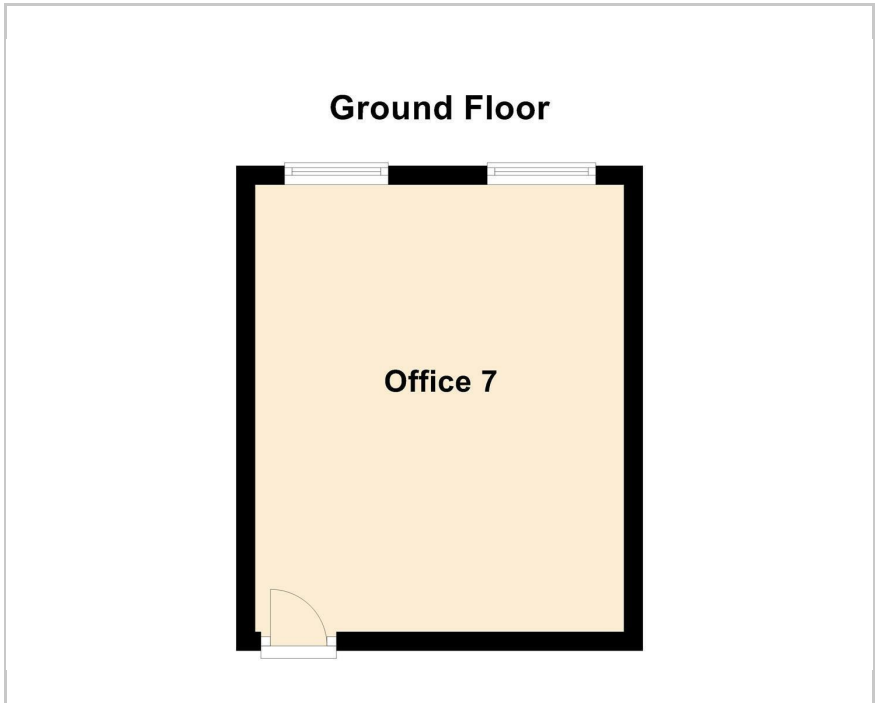
PROPERTY DESCRIPTION
A second floor office with 2 sash cord windows overlooking the River Thames. Entryphone to each office. Communal kitchen and WCs on second floor.
18.43 SqM (199 Sq Ft)
Welcoming communal entrance from High Street.

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

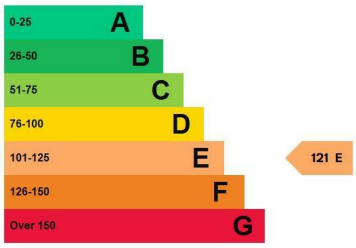
CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £2,200 per annum as at July 2025 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Borough Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

AGENT'S NOTE
Ingoing Tenant to pay reference fee of £150.00 inclusive of VAT.

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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Gravesend
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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.