



**Sealeys**  
Walker ■ Jarvis

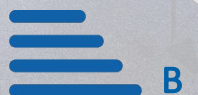
(01474) 369368



**6 Stone Street**

Gravesend, DA11 0NH

**£1,250 Per Calendar Month**



- Ground Floor Office/ Shop In Gravesend Town Centre
- Suitable As An Office For Professional Services
- Neighbours Include, Estate Agents, Wetherspoons and McDonalds
- Only 0.1 Miles From Gravesend Train Station

#### RENT

£1,250 PER CALENDAR MONTH (£15,000 Per Annum)

#### LOCATION DESCRIPTION

Stone Street is located in Gravesend town centre - being close walking distance of all amenities such as parking, shopping centres, eateries and banks, and within 0.1 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 ground floor office space, situated just off the main retail parade in Gravesend. This office is ready to move in for professional services.

#### GROUND FLOOR

Main Office - 42.32 SqM (455.5 SqFt)

Office - 6.48 SqM (69 SqFt)

Kitchenette

WC

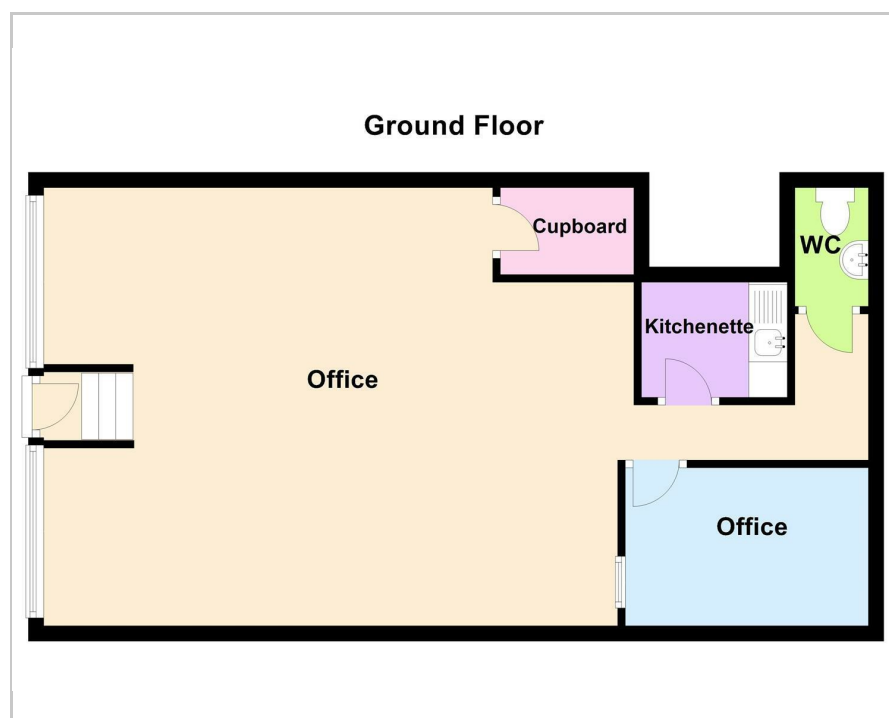
#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £11,750 per annum as at January 2023 which normally means an amount payable of between 40%-50% of this figure. From 1st April 2023 this will be rising to £14,500. 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.

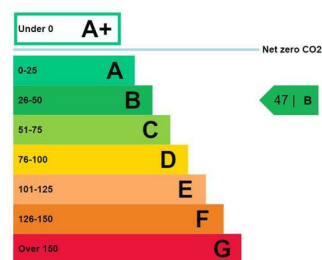
#### CURRENT CLASS OF BUSINESS USE

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

#### Floor Plan



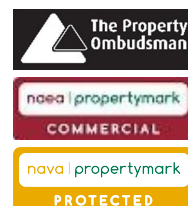
#### Energy Efficiency Graph



#### 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.

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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.