



Sealeys
Walker ■ Jarvis

(01474) 369368



First Floor, 76c New Road

Gravesend, Kent, DA11 0AF

£3,000 Per Calendar Month PLUS VAT



- First Floor Space Totalling 9213 Sq Ft
- 2 WCs
- Access Fronting New Road
- Neighbours include Tesco, Age UK, Card Factory...

DESCRIPTION

RENT

£3,000 PER CALENDAR MONTH (£36,000 PER ANNUM) PLUS VAT

SERVICE CHARGES

The service charge is £1.50 per square foot, totaling approximately £13,813.50 per annum.

LOCATION DESCRIPTION

Situated in a prime position on New Road, this first-floor commercial space is surrounded by established brands including Tesco, Age UK, Card Factory, Greggs, and Burger King. Just 0.3 miles from Gravesend Station, with its high-speed links to London St Pancras in approximately 23 minutes. Excellent access to the A2 which is approximately 0.5 miles with links to the M2 and M25.

PROPERTY DESCRIPTION

First floor space above 76c New Road approximately 9213 Sq Ft (855.92 SqM)

Kitchen and 2 WCs

Access is available via the ground floor fronting New Road, with both lift and stair access provided.

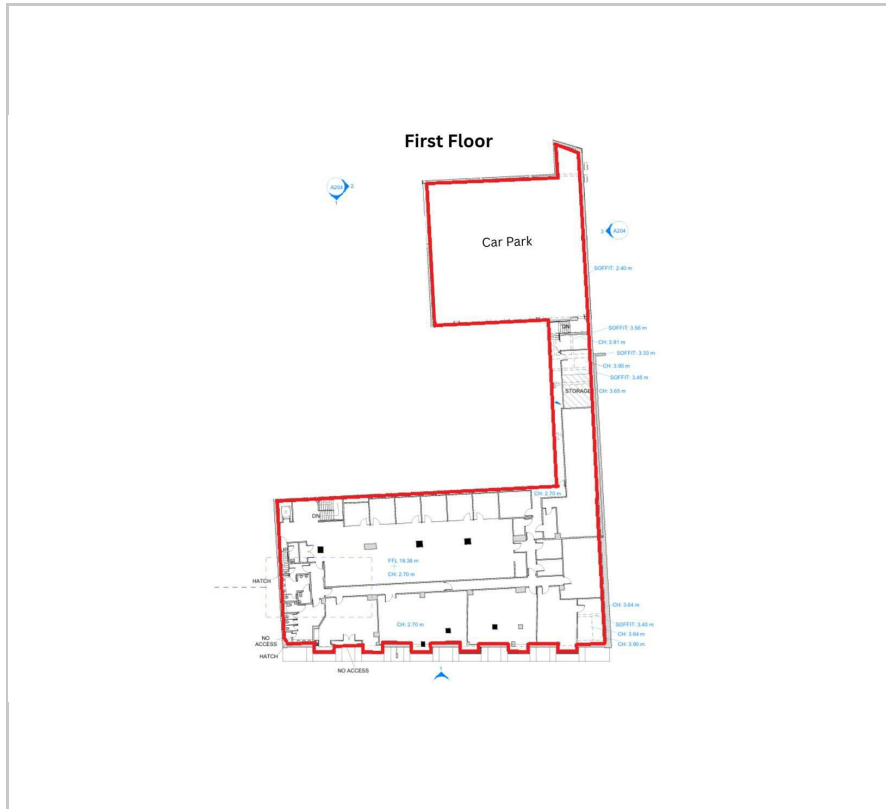
CURRENT BUSINESS RATES

Interested parties are advised to seek clarification from the local authority.

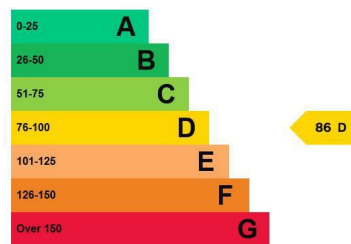
CURRENT CLASS OF BUSINESS USE

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

Floor Plan



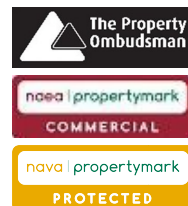
Energy Efficiency Graph



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.**

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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.