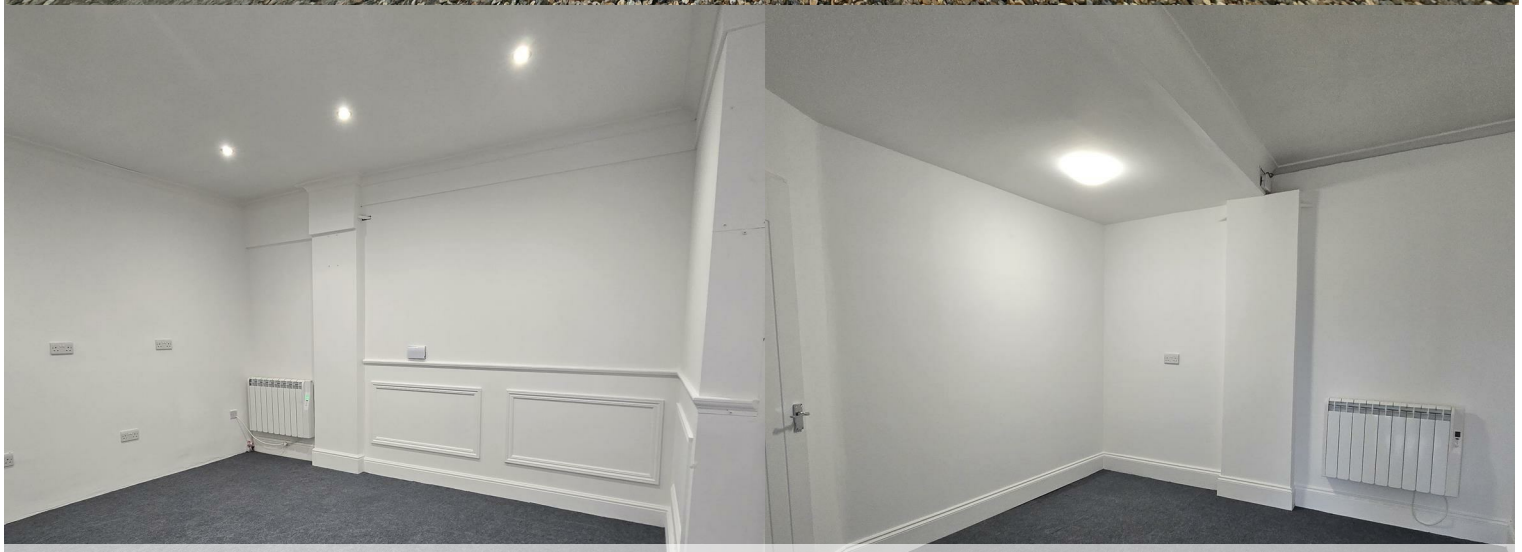
Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

naea | propertymark COMMERCIAL



5 Old Parsonage Yard Horton Road

Horton Kirby, Kent, DA4 9BN

£825 Per Calendar Month

D

- Office/Storage Space of 475 Sq Ft
- Storage
- Access Business Hours Monday-Friday
- Set Within An Idyllic Rural Location
- 2 Offices
- 2 Parking Spaces to Front
- Grade II Listed Building
- "E" Business Use

DESCRIPTION

RENT

£825 PER CALENDAR MONTH (£9,900 PER ANNUM)

LOCATION DESCRIPTION

Old Parsonage Yard provides a mixture of converted agricultural grade II listed buildings set within an idyllic rural location on the edge of the village of Horton Kirby. Sandwiched between Kent's two main motorway connections, the M20 lies around 4 miles to the south, the A2/M2 around 7 miles to the north, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION

Office 5 Old Parsonage Yard totalling 39.51SqM (475 Sq Ft) consists of:
Ground Floor:
Office 1: 11.26 SqM (121 Sq Ft)
Office 2: 13.93 SqM (150 Sq Ft)
Store usable space: 4.63 SqM (50 Sq Ft)
Lobby: 9.69 SqM (104 Sq Ft)
First Floor:
Store: 13.40 SqM (144 Sq Ft) measured from the lower point of the wall. Please note that head height is restricted, making this space suitable for storage only.
Two parking spaces to the front of the unit.
Communal WC

CURRENT CLASS OF BUSINESS USE

The current class of business use is an 'E' category use. Interested parties are to seek clarification from the location authority.

CURRENT BUSINESS RATES

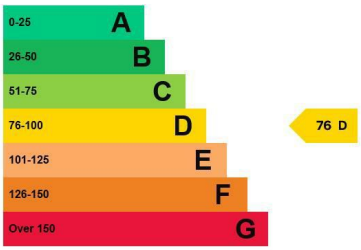
Figures from the Valuation Office show a current rateable value of £4,050 per annum as at March 2025 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks District Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

AGENTS NOTES

Access to the office Monday - Friday only.
Referencing fee of £150 to be paid by the ingoing tenant.

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
184 Parrock Street
Gravesend
Kent
DA12 1EN
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.