



**Sealeys**  
Walker ■ Jarvis

01474 369368

naea | propertymark

COMMERCIAL



The Property  
Ombudsman

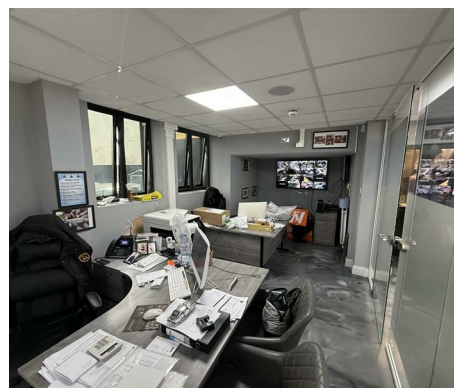
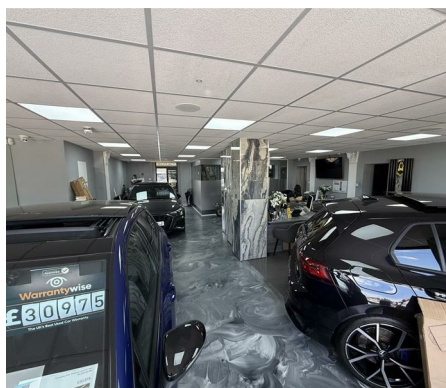
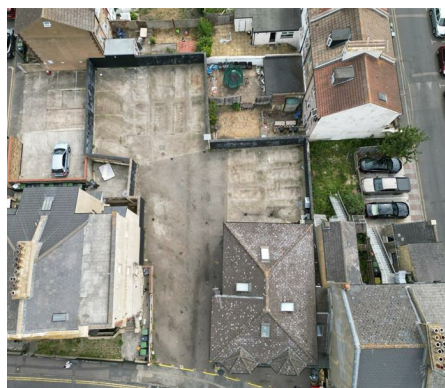
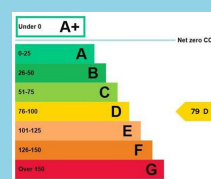


31A Darnley Road

Gravesend

DA11 0SD

£5,500 Per Calendar  
Month



## PROPERTY FEATURES

- Showroom With Large Frontage
- Showroom Measures a Total 1,261 Sq Ft
- Yard Measuring A Total 4,889 Sq Ft
- Near To Gravesend Town Centre
- Comprises of Office, Kitchen And WC
- Open Storage Yard To The Rear/Side of The Showroom
- 'E' Class Business Use
- 0.2 miles from Gravesend Train Station

Contact us for more info or to book a viewing



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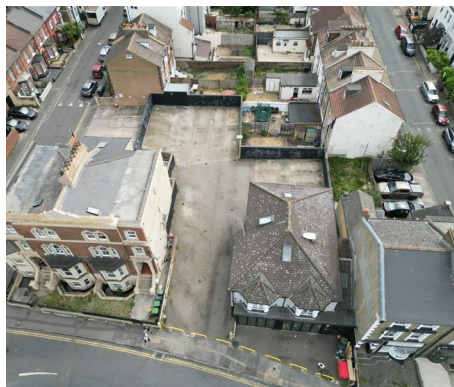
commercial@sealeys.co.uk



www.sealeys.co.uk

# Property Details

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## RENT

£5,500 PER CALENDAR MONTH (£66,000 PER ANNUM)

## LOCATION DESCRIPTION

31a Darnley Road is based in a town centre location in Gravesend and just 0.2 miles from Gravesend Train Station (with its high-speed link to London St Pancras, journey time around 24 minutes). The A2/M2 is 2 miles to the south, linking to The M25 and Dartford River Crossing.

## PROPERTY DESCRIPTION

Showroom with large frontage onto Darnley Road, comprising of:

Showroom - 992.11 SqFt (92.17SqM)

Office - 182.99 SqFt (17 SqM)

WC - 40.8 SqFt (3.79 SqM)

Kitchen - 44.78 SqFt (4.16 SqM)

Yard - 4,889 SqFt (454.23 SqM)

## CURRENT CLASS OF BUSINESS USE

The Landlord advises the current class of use is "E" class. Interested parties are to seek clarification from the local authority.

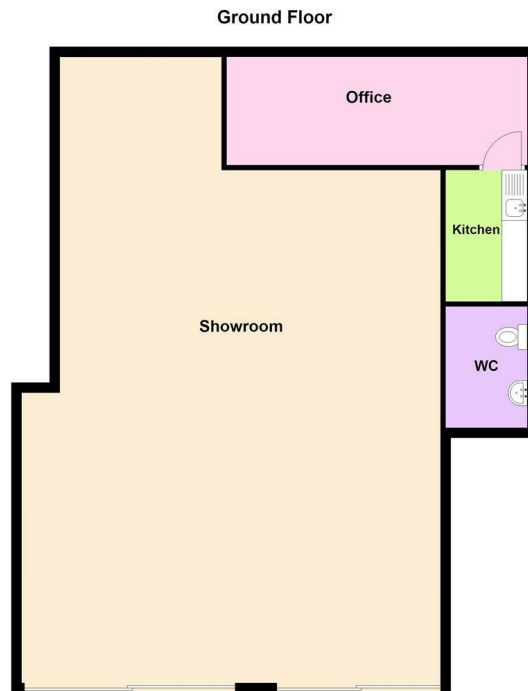
## CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £30,750 per annum as at July 2026 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 proportion of this payable amount.

## AGENT NOTE

Ingoing Tenant to pay a referencing fee of £150 Inc VAT

# Floor Plan



Floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

# Location



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**184 Parrock Street, Gravesend, DA12 1EN**  
**Company Reg No: 04020881**



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.