Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

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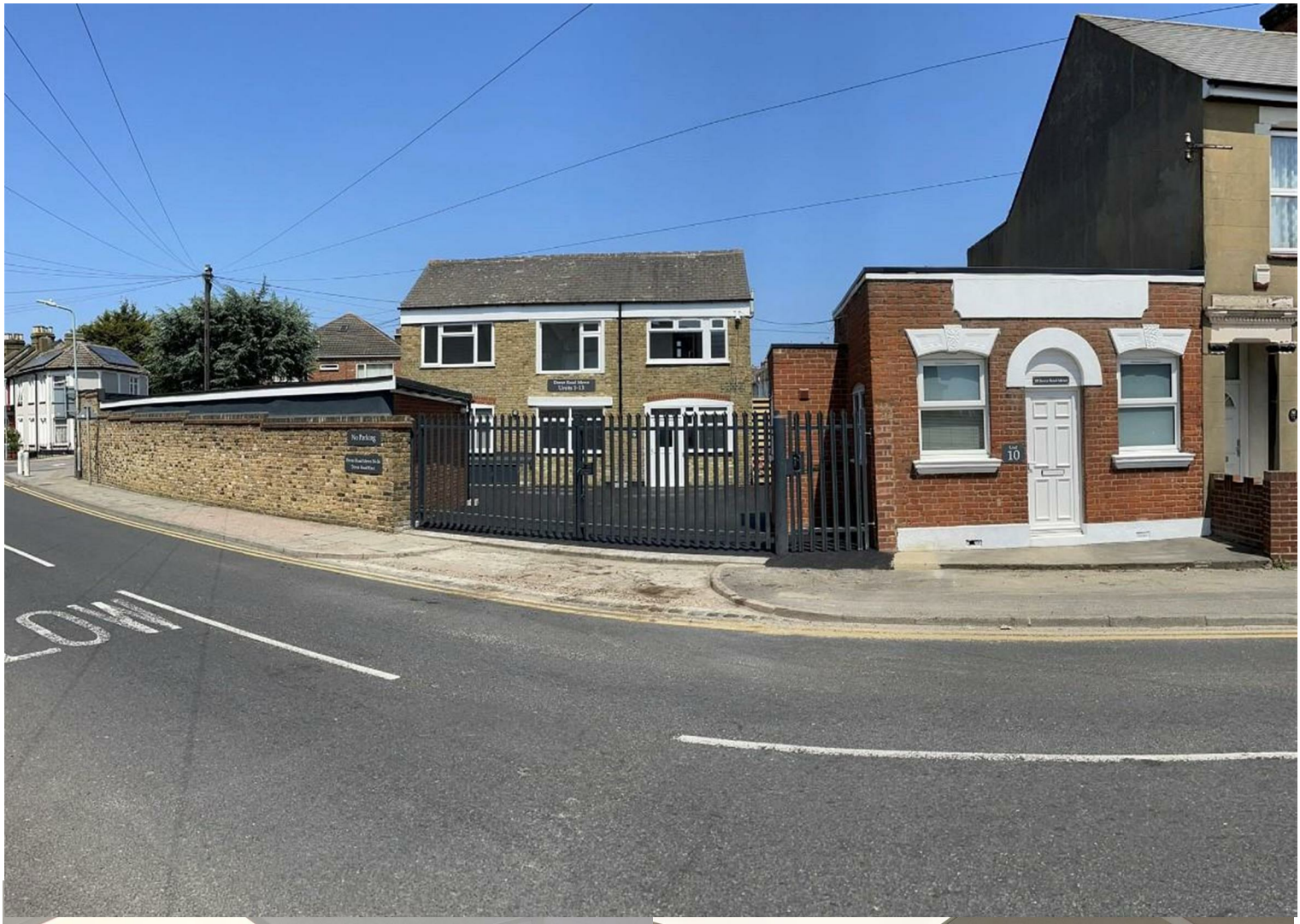
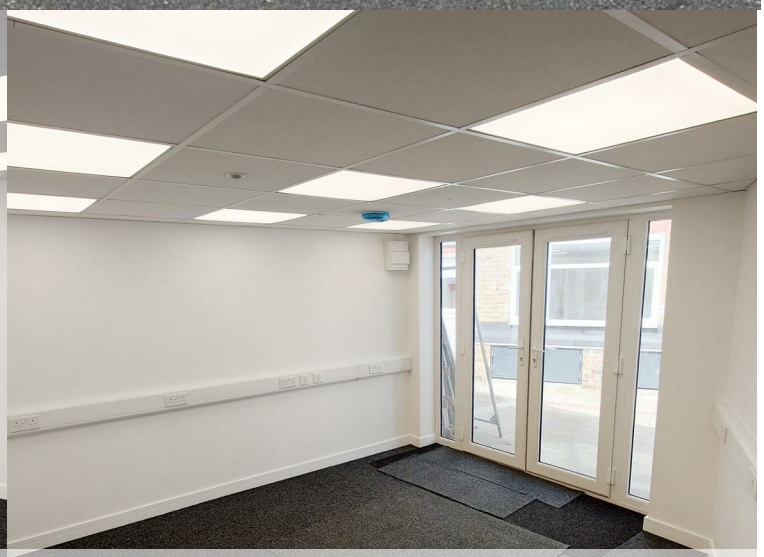




# Unit 1, Dover Road Mews, 54-56 Dover Road East

Gravesend, DA11 0RG

£700 Per Calendar Month

E

- A Newly Refurbished Ground Floor Unit Measuring 158 SqFt
- Kitchenette
- Gated Business Park with 24 Hour Access
- Communal WC's

RENT
£650 PER CALENDAR MONTH (£7,800 Per Annum) PLUS VAT
Rent includes internet, electricity, and water.

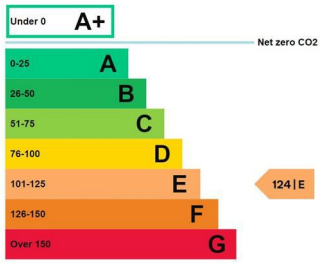
LOCATION DESCRIPTION
Situated on Dover Road East with easy access to Ebbsfleet and the A2. The A2 is only 1.3 miles away with links to London and the M25. Perry street, is one road over with an array of different businesses, shops and eateries.

PROPERTY DESCRIPTION
A newly refurbished, ground floor unit measuring 14.7 SqM (158 SqFt).
Double glazed french doors for entry, kitchenette with sink, communal WC's, trunking with multiple power outlets. LED Daylight light panels.

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 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**

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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.