



Sealeys
Walker ■ Jarvis

(01474) 369368



Top Floor, 8 Wrotham Road

Gravesend, DA11 0PA

£800 Per Calendar Month



- Second Floor Offices To Let
- Heating Included
- 3 Offices
- 0.1 Miles To Gravesend Train Station
- Measuring A Total 409 SqFt
- Electricity Included
- Town Centre Location
- Communal Kitchenette and WC

RENT

£9,600 Per annum (£800 Per Calendar Month)

LOCATION DESCRIPTION

8 Wrotham Road is situated on Gravesend's one-way system opposite the Civic Centre. Gravesend Station is just 0.1 miles away with its high speed link to London St. Pancras (journey time around 25 minutes). The A2/M2 lies approximately 2 miles to the South, linking to the M25 and Dartford River Crossing

PROPERTY DESCRIPTION

3 offices situated on the top floor of the building with a communal kitchenette and WC. All utility bills inclusive of rent. Offices measure -

84 SqFt Front Right

142 SqFt Front Left

183 SqFt Rear Office

There is a communal stairwell and landing, linking the 3 offices.

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.

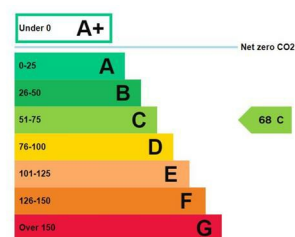
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £3,900 per annum as of February 2025 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 a proportion of this payable amount.

Floor Plan



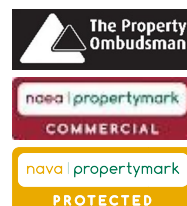
Energy Efficiency Graph



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.