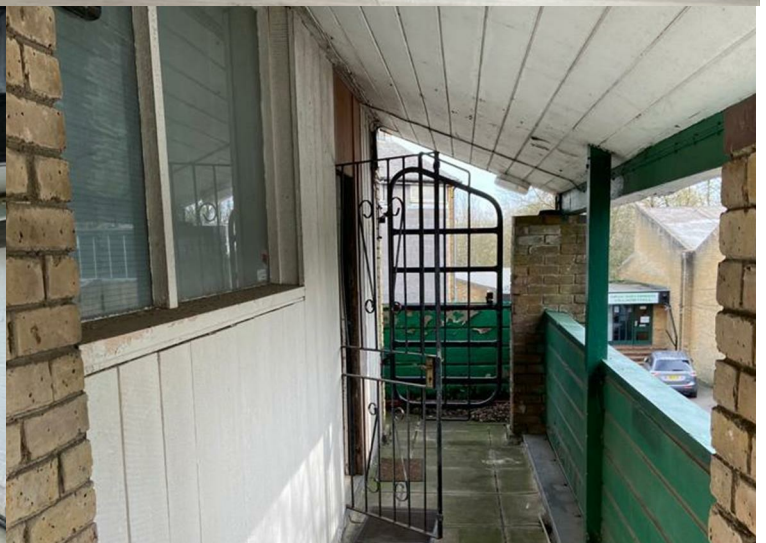




Sealeys
Walker ■ Jarvis

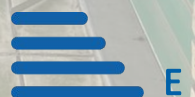
(01474) 369368



Studio 7 The Row

, Longfield, DA3 8JL

£450 Per Calendar Month



- A 407 Sq Ft small workshop
- Includes kitchenette (WCs communal)
- Free parking on site
- Part of New Ash Green shopping centre

RENT
£450 Per Calendar Month + VAT

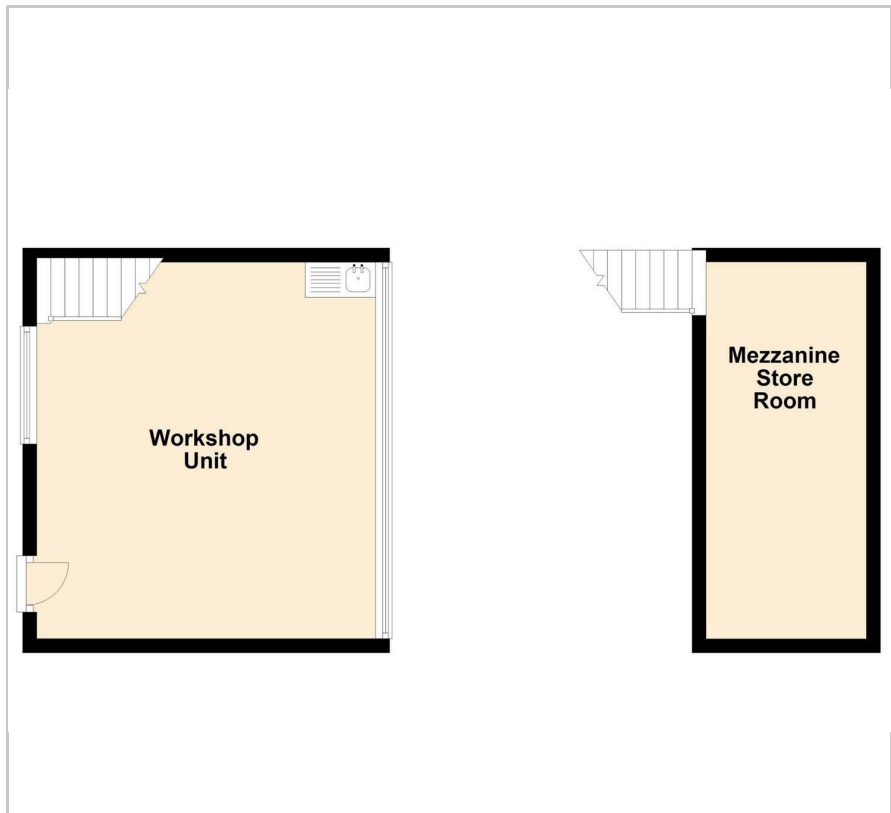
LOCATION DESCRIPTION
The Studios are workshop units set over the first floor of New Ash Green Shopping Centre. New Ash Green lies approximately 8 miles to the North of the M20/M26 and approximately 8 miles South of the A2/M2, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION
Studio 7 is located to the first floor and comprises:
Workshop Area: 25.63 SqM (276 Sq Ft) Includes small kitchenette.
Second Floor Mezzanine Store: 12.18 SqM (131 Sq Ft)
Free parking to several parking areas around the shopping centre.
Communal WCs.

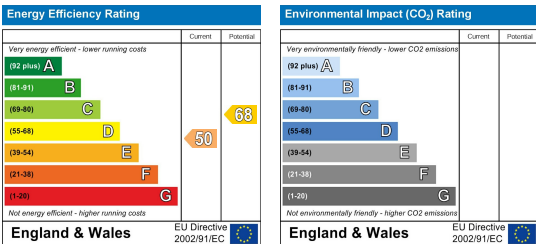
CURRENT CLASS OF BUSINESS USE
The current class of business use in an 'E' Category use. Interested parties are to seek clarification from the local authority.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £1800 per annum as of March 2022 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.

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.