



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



naea | propertymark  
COMMERCIAL



**54-56 Dover Road East**  
Gravesend, DA11 0RG  
**£650 Per Calendar Month Plus**



- Newly Refurbished Unit Fronting Dover Road East
- Available For Long Or Short Term
- WC
- Bills Included
- Ground Floor Unit Measuring 180 SqFt
- Kitchenette
- 24 Hour Access
- 'E' Class Business Use

#### RENT

£650 PER CALENDAR MONTH (£7,800 Per Annum) PLUS VAT

Rent includes business rates and electricity, water and Internet.

#### 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 16.74 SqM (180 SqFt).

Door fronting Dover Road East, kitchenette with sink, WC, 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.

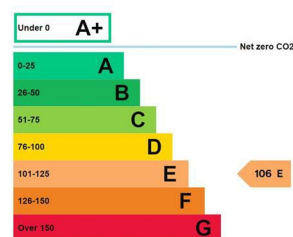
#### AGENTS NOTE

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

## Floor Plan



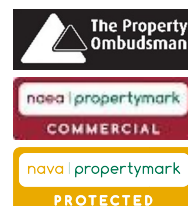
## Energy Efficiency Graph



## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto: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](http://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.