



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Capital House, Campbell Road,  
Gravesend, Kent, DA11 0JY**

**£1,000 PCM**



- WORKSHOP STORE WITH OFFICE.
- Excellent condition throughout.
- Full air conditioning. 440 sq ft set over two floors.
- Set in the heart of Gravesend/Northfleet with excellent links to the A2 and M25

Full Description

RENT  
£1,000 PER CALENDAR MONTH (£12,000 PER ANNUM)

LOCATION DESCRIPTION  
Campbell Road lies in the heart of Gravesend/Northfleet with excellent links to the A2/M2 (within 1.5 miles to the south) connecting to the M25 and the Dartford River Crossing. Ebbsfleet International Station is within 1.5 miles to the south-west, linking to London St Pancras with the high-speed rail service (journey time around 20 minutes).

PROPERTY DESCRIPTION  
A detached workshop with office consisting of:  
Ground Floor  
Workshop / Store: 18.84 sq m (203 sq ft) incorporating a kitchenette and WC  
  
First Floor  
Open Plan Office: 22.02 sq m (237 sq ft) air conditioning to first floor.

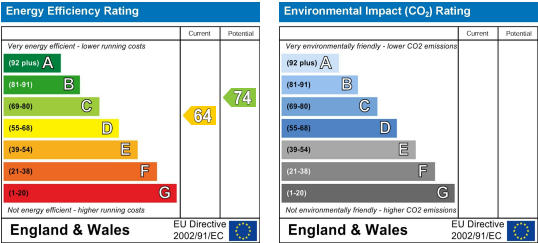
CURRENT CLASS OF BUSINESS USE  
The current class of business use is 'E' class. However, interested parties are advised to seek their own clarification from the local authority.

CURRENT BUSINESS RATES  
Figures from the Valuation Office show a current rateable value of £3,600 per annum as at 1st April 2023 which normally means an amount payable of between 40% to 50% of this figure. Please check with the relevant local authority, 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. For details contact the Sealeys Commercial Team.

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.