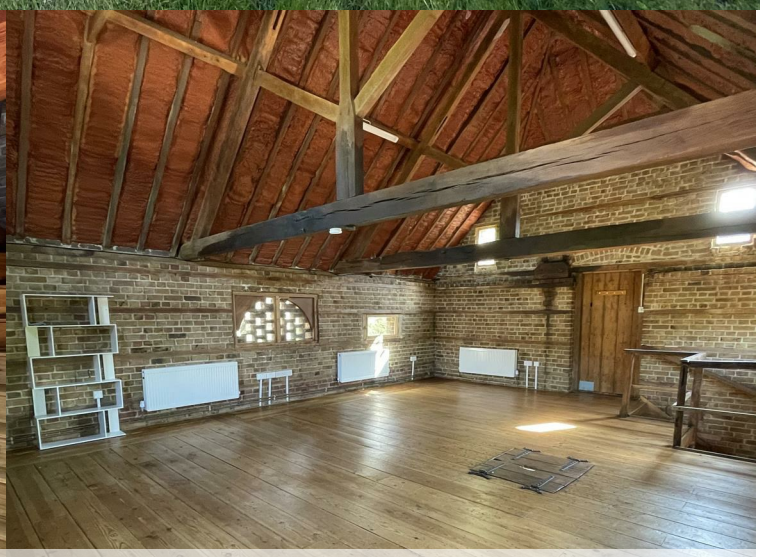
Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

naea | propertymark COMMERCIAL



# 1 The Granary Horton Road

Horton Kirby, Dartford, DA4 9BN

£1,420 Per Calendar Month

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- Office Totalling 1030 Sq Ft
- Set Within an Idyllic Rural Location
- Access Business Hours Monday-Friday
- Onsite Parking
- Split Level Office
- Grade II Listed Building
- WC
- "E" Business Use

**DESCRIPTION**

RENT

£1,420.00 PER CALENDAR MONTH (£17,040 PER ANNUM)

LOCATION DESCRIPTION

Court Lodge provides a mixture of converted agricultural grade II listed buildings set within an idyllic rural location on the edge of the village of Horton Kirby. Sandwiched between Kent's two main motorway connections, the M20 lies around 4 miles to the south, the A2/M2 around 7 miles to the north, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION

A split level ex-granary building arranged over 2 floors as follows:
Ground Floor:
Reception/office: 31.22 SqM (336 Sq Ft) incorporating a WC, kitchenette and stairs to first floor.
Boardroom/meeting room: 16.09 SqM (173 Sq Ft)
First Floor:
Open plan office: 48.46 SqM (521 Sq Ft) with a Juliette balcony and stairs to ground floor.
Outside there is good carparking adjacent to the property. The Granary also benefits from gas fired central heating, and the farm area has a gated entrance.

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

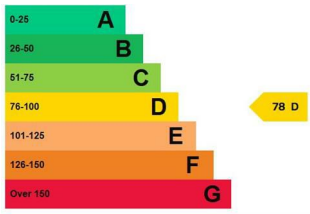
Figures from the Valuation Office show a current rateable value of £6,400 as at February 2026 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks District Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

AGENT'S NOTE

The office is only available for use between Monday-Friday
The gas will be the Tenant's responsibility to set up and pay direct to the provider. The Landlord pays the electricity and will charge this for units used and a share of the standing charge on the quarterly bill along with £75.00 sewage and £50.00 water per quarter.
Building insurance contribution will be about £200.00 per quarter.
Ingoing tenant to pay a reference fee of £150 including VAT.

## 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.