



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**Office 10, Longferry House**

82 High Street, Gravesend, DA11 0BH

**£450 PCM**



- Located in Gravesend's Heritage Quarter
- Electric and Gas Included
- Communal Cleaning Included
- Character sash-cord windows
- Office measuring 177 Sq Ft
- Water Included
- 24 Hour Access and Entry phone System.
- Communal Kitchenette & WC

### Full Description

#### RENT

£450 PER CALENDAR MONTH (£5,400 PER ANNUM) PLUS VAT.

Rent includes electricity, gas fired central heating, water and communal cleaning.

#### LOCATION DESCRIPTION

A modern office environment set within serviced offices in Gravesend's Heritage Quarter in easy reach of the town centre and railway station.

#### PROPERTY DESCRIPTION

Communal ground floor lobby and reception to all floors.

Office 10: 16.44 SqM (177 Sq Ft)

First floor. 24 hour access. Video Entry phone system. Double glazed double aspect character sash-cord windows. Communal kitchenette and WC.

#### CURRENT CLASS OF BUSINESS USE

The Landlord advises that the classification is B1 Office Use but interested parties are advised to make their own enquires with the local authority.

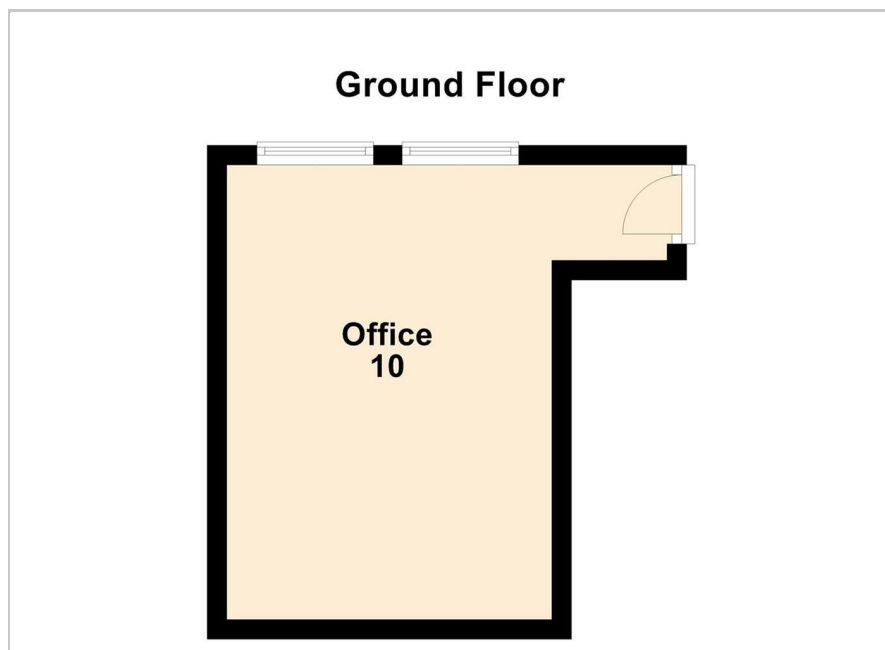
#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £1,725 per annum as at January 2026 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.

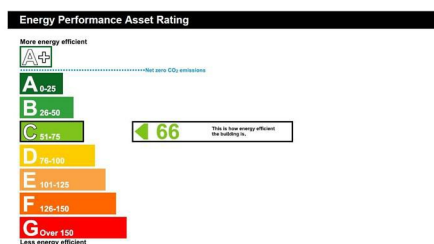
#### AGENT'S NOTE

Ingoing Tenant to pay reference fee of £150.00 inclusive of VAT.

### Floor Plan



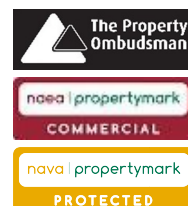
### Energy Efficiency Graph



### 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.

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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.