Sealeys Walker Jarvis Est. 1851

(01474) 369368

The Property Ombudsman

naea | propertymark COMMERCIAL

Office 4, Waterman House 1 Lord Street

, Gravesend, DA12 1AW

£400 Per Calendar Month

- A 2 Man Office To Let
- Communal Kitchen
- Electricity Included
- Heating Included
- Measuring 95 SqFt
- Communal WC
- Water Included
- 'E' Class Business Use

DESCRIPTION

RENT

£400.00 PER CALENDAR MONTH

LOCATION DESCRIPTION

One of the town's most distinctive properties, Waterman House with it's 3 storey façade fronts Gravesend's busy one way system in Lord Street, adjacent to the town's Civic Centre and Town Square. Gravesend train station is within 0.3 miles, with excellent links to London (its high speed link to London St Pancras, journey time around 23 minutes). The A2/M2 is 1.9 miles to the South, linking to the M25 and Dartford Road Crossing.

PROPERTY DESCRIPTION

Office 4 is a 2 man office of 95 square feet (8.85 SqM).
Located on the first (1st) floor.
Rent includes heating/electricity/water/communal cleaning and buildings insurance

CURRENT CLASS OF BUSINESS USE

The current class of business use is 'E' Category use. Interested parties are advised to seek clarification of permitted use from the local authority.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £1,350 per annum as at 1st April 2023 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.

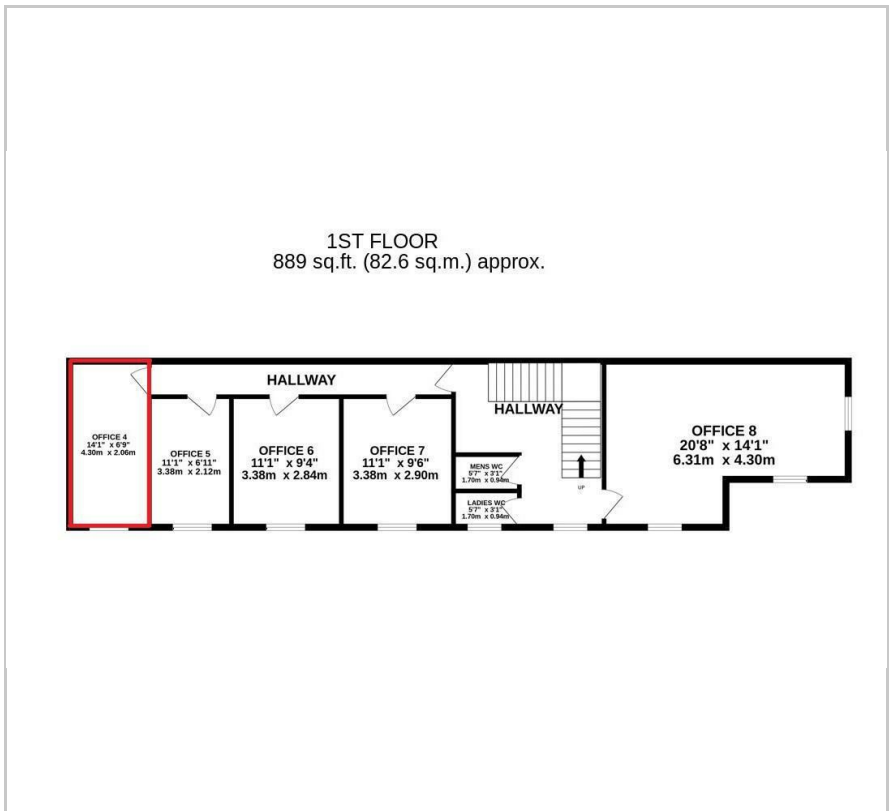
VAT

This property is not elected for VAT

AGENT'S NOTE

This office is owned by the managing director of Sealeys Walker Jarvis.

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.

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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.