



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**Unit 5 Swanscombe Business Centre,**  
**17 London Road**  
Swanscombe, DA10 0LH  
**£900 Per Calendar Month**



- Split level Workshop/ Office Measuring 613 SqFt
- 2 Parking Spaces Available
- 'E' Class Business Use
- Ready For Immediate Occupation

#### RENT

£900 PER CALENDAR MONTH (£10,800 Per Annum)

#### SERVICE CHARGES

£844 Per Annum

#### LOCATION DESCRIPTION

Situated on London Road (the main route from Gravesend through to Dartford) next to the village of Swanscombe. Swanscombe train station is only 0.1 miles away and the A2 is only 1.7 miles away with links to London and the south.

#### PROPERTY DESCRIPTION

A split level workshop/ office space measuring 56.95 SqM (613 SqFt) with parking available.

Unit 5 comprises:

Workshop/ Office - 22.84 SqM (245.8 SqFt)

Office - 9.69 SqM (104.3 SqFt)

Kitchenette

WC

Mezzanine -17.30 SqM (186.2 SqFt)

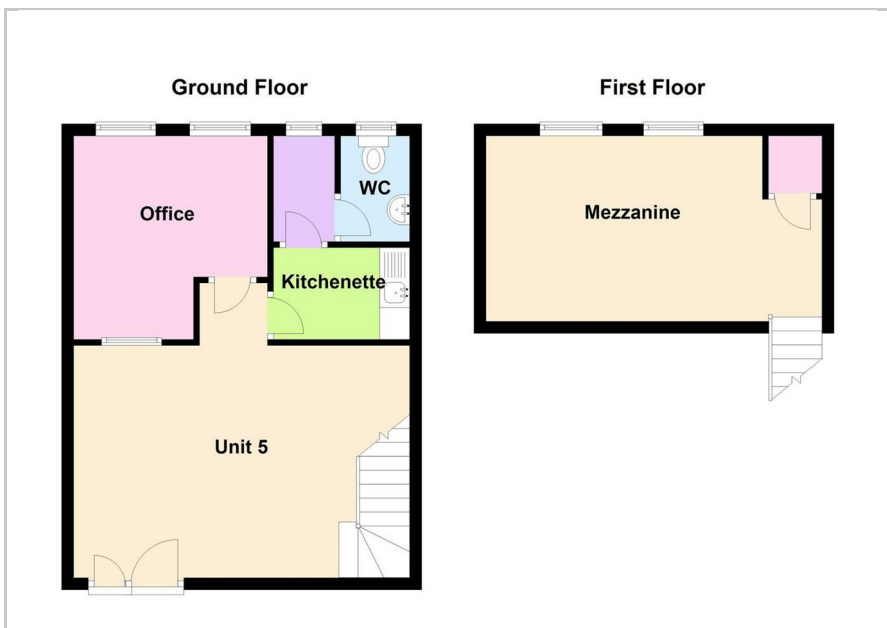
#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £8,200 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 Dartford Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount. There is an additional rateable value of £500 for the parking spaces.

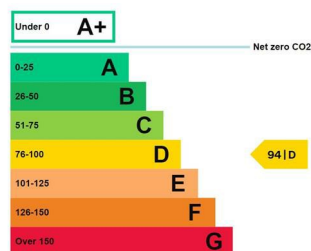
#### CURRENT CLASS OF BUSINESS USE

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.

#### Floor Plan



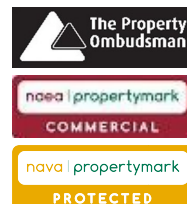
#### Energy Efficiency Graph



#### 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.