



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



## **Fawkham Forge Fawkham Green**

**Fawkham, Longfield, DA3 8NL**

**£834 Per Calendar Month**



- Multi use ground floor office space
- Perfect for small business'
- Parking on road, nearby
- Rural Village Green Location

## RENT

£834 PER CALENDAR MONTH (£10,000 PER ANNUM)

## LOCATION DESCRIPTION

Fawkham Forge is situated in the quaint rural village of Fawkham on the village green next to The Rising Sun Inn. Both the M25 and M20 are less than 5 miles away.

## PROPERTY DESCRIPTION

A single story building arranged as follows:

Ground floor:

Office with kitchenette, wall trunking for electrics and internet. Double aspect windows, wood and glazed entrance door - 19.23sq M (207sq Ft)

Private office - Glazed window to front, trunking for electrics and internet. 14.67sq M (158sq Ft)

WC - close coupled wc, basin and frosted glazed window to front.

Central heating is not functional, there is a separate water heater for hot water.

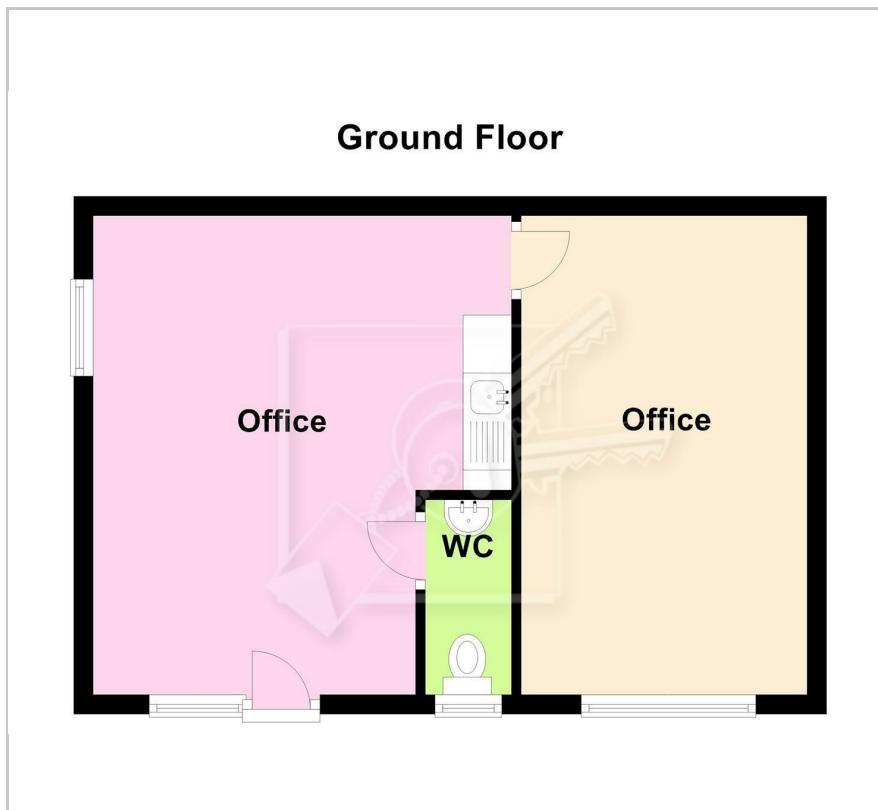
## CURRENT CLASS OF BUSINESS USE

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

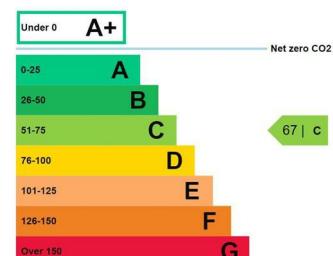
## CURRENT BUSINESS RATES

Figures from the valuation office show a current rateable value of £9400 as at July 2022 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 for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

## 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)



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