



Sealeys
Walker ■ Jarvis

(01474) 369368



Office 11, Longferry House, 82 High Street

Gravesend, Kent, DA11 0BH

£500 PCM Plus VAT



- SERVICED OFFICE IN PERIOD BUILDING WITHIN GRAVESEND'S HERITAGE QUARTER
- 24 Hour Access and Video Entryphone System.
- Character sash-cord windows
- Communal kitchenette & WC

Full Description

RENT

£500 PER CALENDAR MONTH (£6,000 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 11: 25.28 SqM (272.11 Sq Ft)

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

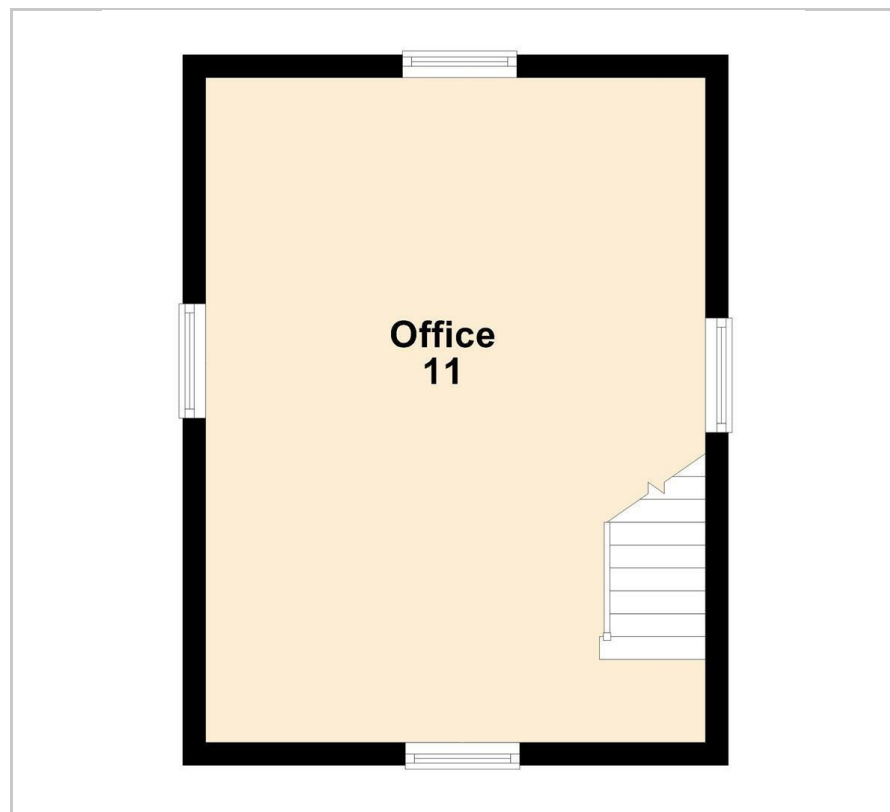
CURRENT CLASS OF BUSINESS USE

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

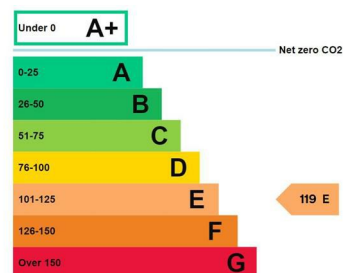
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £2,225 per annum as at January 2024 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.

Floor Plan



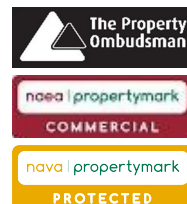
Energy Efficiency Graph



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.