



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



## Unit 9 & 10 Bowes Business Park Wrotham Road

Meopham, Gravesend, DA13 0QB

£3,292 Per Month



- 1,378 SqFt Warehouse with 1,138 SqFt Office Space
- 7.5ft x 11.5ft Roller Shutter for Deliveries
- 1,443 SqFt Parking/ Yard Area
- A2 and M20 Within 5 Miles

### Description

#### RENT

£3,291.67 PER CALENDAR MONTH (39,500 PER ANNUM)

Current Service Charge £536.15 per quarter

#### LOCATION DESCRIPTION

Located in the heart of Meopham Village, just south of The Green, in a business park just off Wrotham Road. Meopham lies just 4.5 miles south of the A2/M2, linking to the M25 and Dartford River Crossing. Meopham Station lies 2 miles to the north, with a journey time to London Victoria of around 37 minutes.

#### PROPERTY DESCRIPTION

A generous sized commercial unit with warehouse storage to the ground floor, a 7.5ft x 11.5ft roller shutter door and multiple offices on the first floor.

#### GROUND FLOOR:

Warehouse - 128 SqM (1,378 SqFt)

Storage under stairs

WC

#### FIRST FLOOR:

3 enclosed offices, 2 glass offices and an open plan office space totalling 105.76 SqM (1,138 SqFt)

Kitchenette - 14.72 SqM (158 SqFt)

2 WC's

Exterior:

A tarmacked area measuring 134.1 SqM (1,443.4 SqFt)

#### CURRENT BUSINESS RATES

Figures from the Valuation Office Website show a current rateable value of £22,250 per annum 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

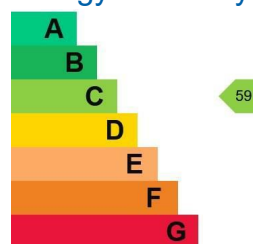
#### CURRENT CLASS OF BUSINESS USE

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

### Floor Plan



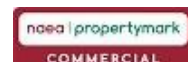
### Energy Efficiency Graph



### 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.

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