

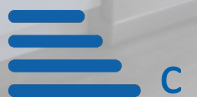


Sealeys
Walker ■ Jarvis

(01474) 369368



Office 4, 53 Bath Street
Gravesend, Kent, DA11 0DF
£450 PCM plus VAT



- Superb Modern Three Person Office
- Quality Communal Areas.
- Air Conditioning
- Rent inclusive of Electricity
- Rent Inclusive of Heating
- One Parking Space Off Site Per Office
- Available Fully Furnished
- Gravesend Town Centre

Full Description

RENT

£450 PER CALENDAR MONTH (£5,400 PER ANNUM) PLUS VAT

Rent is inclusive of electricity and heating and one car parking space off site.

LOCATION DESCRIPTION

Located in the heart of Gravesend on its one-way system adjacent to the Thames Riverfront and within 0.25 miles of Gravesend Station with its high-speed rail link to London St Pancras International Station (journey time around 23 minutes).

PROPERTY DESCRIPTION

A set of modern offices refurbished to a very high standard.

Office 4 is a 3 person office at 123.56 sq ft (11.48 SqM) with air-conditioning, glass partitioning, electric trunking and an entry phone.

Communal Kitchen and WC

Office will be available fully furnished (desks, chairs and storage cupboard)

One parking space is offsite

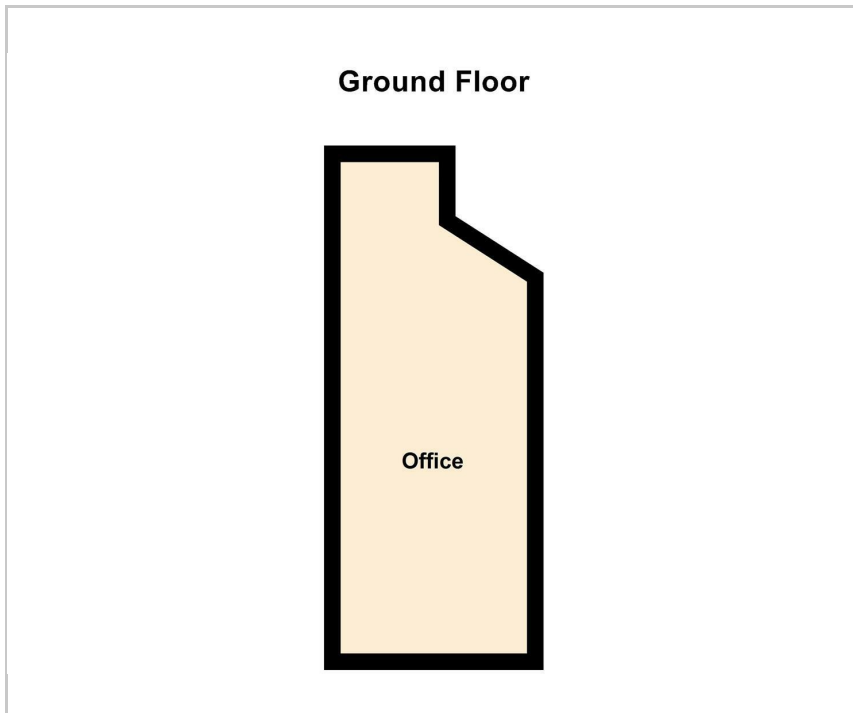
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current ratable value of £1,825 per annum as at January 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant location 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.

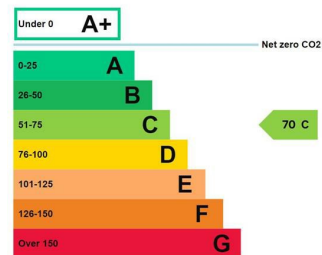
AGENT'S NOTE

For £45 plus VAT per calendar month for internet (compulsory).

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.