



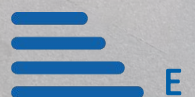
Sealeys
Walker ■ Jarvis

(01474) 369368



Second Floor Office, Windmill House, 127-128

Windmill Street
Gravesend, DA12 1BL
£11,308 Per Annum



- 1028 SqFt offices in small business centre
- Allocated Parking
- Gravesend train station 0.3 miles away
- 24 hour access
- Own kitchen and WC
- Just off Gravesend's busy one-way system
- Potential for whole floor to be taken
- 'E' class business use

DESCRIPTION

RENT

£11,308 PER ANNUM PLUS VAT

SERVICE CHARGE

£5,023.78 Inc VAT estimated charge for the period 29th September 2023 - 28th September 2024

INSURANCE

£402.14 Inc VAT estimated charge for the period 25th November 2023 - 24th November 2024

LOCATION DESCRIPTION

Windmill House is a pleasant small business centre with parking, lying just off of Gravesend's one-way system and close to the Civic Centre. Gravesend Station is just 0.3 miles away with its high speed link to London St. Pancras (journey time around 25 minutes). The A2/M2 lies approximately 2 miles to the South, linking to the M25 and Dartford River Crossing

PROPERTY DESCRIPTION

Offering one half of the second floor of 127-130 WC and kitchenette. Parking is allocated to the rear of the property with 2 allocated parking spaces.

AGENT'S NOTE

A service charge is levied for heating, buildings insurance, maintenance and caretaker services. Electricity and water are metered separately to each office.

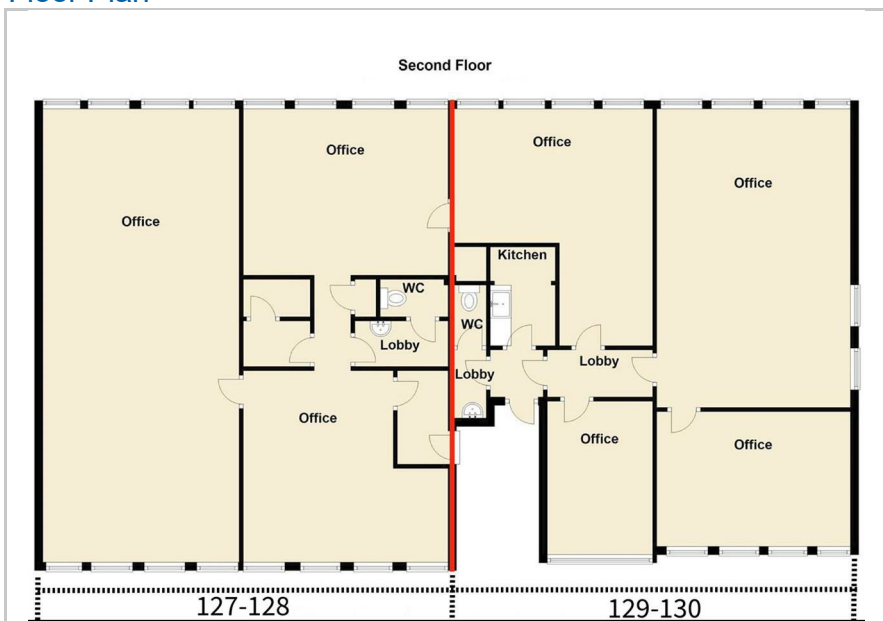
CURRENT CLASS OF BUSINESS USE

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

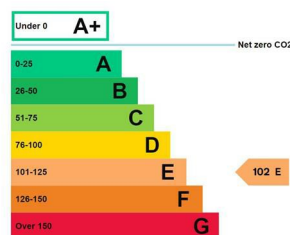
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £9,900 per annum as of October 2023 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.