



**Sealeys**  
Walker ■ Jarvis

EST. 1851

(01474) 369368



## Second Floor, Windmill House

127-130 Windmill Street, Gravesend, Kent, DA12 1BL

£21,868 Per Annum





- 1988 SqFt office in small business centre
- 4 Parking Spaces
- Second Floor
- 2 Miles To The A2
- Own kitchen and WC
- Close to Gravesend Town Centre
- 'E' Class Business Use
- Gravesend Station 0.3 Miles Away

**DESCRIPTION**

RENT  
 £21,868 PER ANNUM PLUS VAT

**SERVICE CHARGE**

The estimated service charge for the period 29th September 2023 to 28th September 2024 is £9,688.72 including VAT.

**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**

Incorporating the whole of the second floor of 127-130, split into 2 large open plan offices, 2 smaller offices, a meeting room, storeroom, WCs and kitchenette. Parking is allocated to the rear of the property with 4 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.

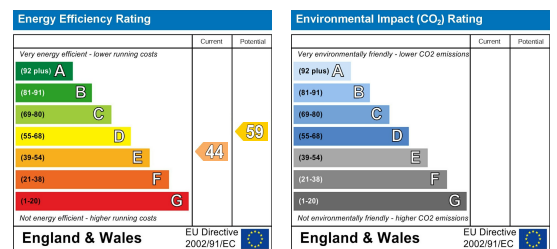
**CURRENT BUSINESS RATES**

Figures from the Valuation Office show a current rateable value of £19,400 per annum as of 1st April 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](mailto: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.