



Sealeys
Walker ■ Jarvis

(01474) 369368



Unit 5, Beckley Hill Industrial Estate Canal Road

Higham, Rochester, ME3 7HX

£1,584 Per Calendar Month Plus VAT



- Office And Warehouse Measuring 761 SqFt
- Gated Industrial Estate
- Kitchenette
- Yard Space
- Newley Refurbished
- 'E' Class Business Use
- WC
- 4.4 Miles to A2

RENT

£1,583.34 PER CALENDAR MONTH (£19,000 PER ANNUM) PLUS VAT

LOCATION DESCRIPTION

Canal Road, Higham lies 2.4 miles north-west of lower Higham with its train link to London. The A289, Wainscott Bypass is 4.3 miles to the east, whilst the A2/M25 is located 4.4 miles to the South, linking to the M25 and Dartford River Crossing.

PROPERTY DESCRIPTION

A newly refurbished workshop measuring 761 SqFt with a yard. Comprising:

- Lobby - 31 SqFt (2.92 SqM)
- Office - 110 SqFt 10.29 SqM
- Workshop - 580 SqFt (53.85 SqM)
- Kitchenette - 40 SqFt (3.72 SqM)
- WC

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.

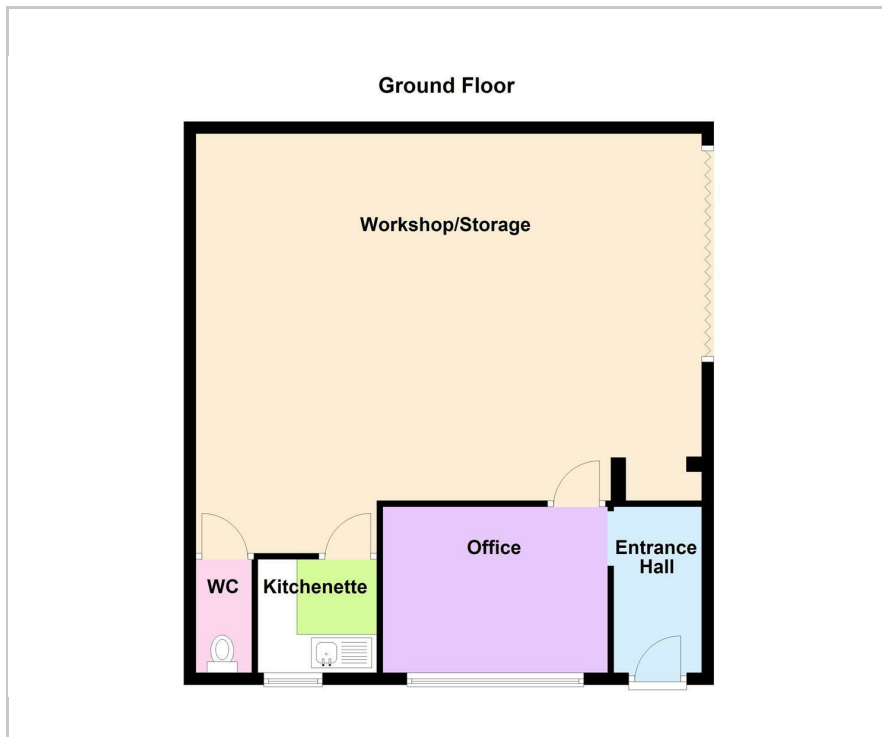
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £5,100 per annum as of April 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

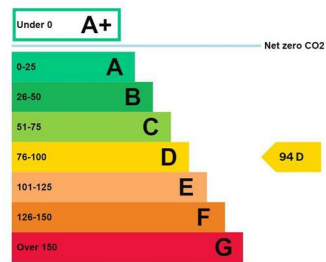
AGENT NOTE

Ingoing tenant to pay a referencing fee of £150

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.