



**Sealeys**  
Walker ■ Jarvis

(01474) 369368



**79 Peacock Street**  
Gravesend, DA12 1EG  
**£800 Per Calendar Month**



- Ground Floor Office Measuring 240 SqFt
- Kitchenette
- Close To Town Centre
- Air Conditioning
- 0.4 Miles From Gravesend Train Station
- WC and Shower
- On Road Parking With Permits
- 'E' Business Class

RENT  
 £800 PER CALENDAR MONTH (£9,600 Per Annum)

#### LOCATION DESCRIPTION

Peacock Street is in the town centre of Gravesend just off of its one-way system. Gravesend Station is just 0.4 miles away with its link to London St Pancras (journey time around 24 minutes). The A2/M2 is located around 2.1 miles to the south, linking to the M25 and Dartford River Crossing.

#### PROPERTY DESCRIPTION

A ground floor office measuring a total of 240 SqFt with LED lighting and air conditioning. Permit parking nearby.

#### GROUND FLOOR

Office - 182 SqFt  
 Kitchenette  
 WC with shower

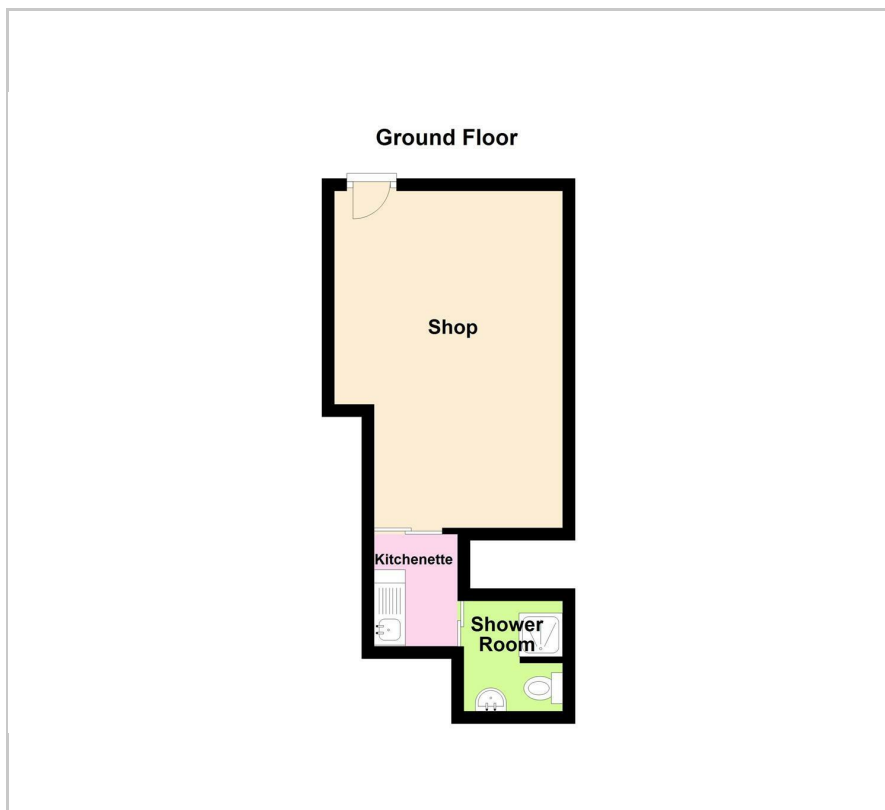
#### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £3,700 per annum as at May 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.

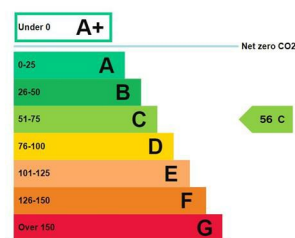
#### CURRENT CLASS OF BUSINESS USE

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

## Floor Plan



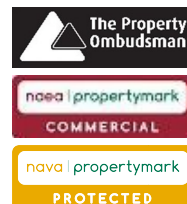
## Energy Efficiency Graph



## 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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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.