



Sealeys
Walker ■ Jarvis

Est. 1851

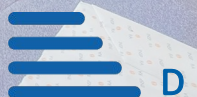
(01474) 369368



naea | propertymark
COMMERCIAL



6 Stonebridge Road
Northfleet, Gravesend, DA11 9DR
£1,250 Per Calendar Month



- A Commercial Unit Measuring 1,262 SqFt
- Workshop To The Rear
- Only 150 Yards From Northfleet Train Station
- Use Class 'E'

DESCRIPTION

RENT

£1,250pcm (£15,000 per annum)

LOCATION DESCRIPTION

6 Stonebridge Road is in a high density residential area of Northfleet, on one of the main roads leading between Northfleet and Ebbsfleet. Around 150 yards away from Northfleet Train Station and within half a mile of Ebbsfleet International Station.

PROPERTY DESCRIPTION

A range of offices including a workshop to the rear with double doors leading out to the access road and a shop front with display window. Comprising:

Shop Area: 23.39 SqM (251.8 SqFt)

Back Office: 13.84 SqM

WC

Workshop: 44.53 SqM (479.3 SqFt)

Courtyard

3 First Floor Office Spaces totalling: 28.41 SqM (305.8 SqFt)

Total Area: 117.3 SqM (1,262.6 SqFt)

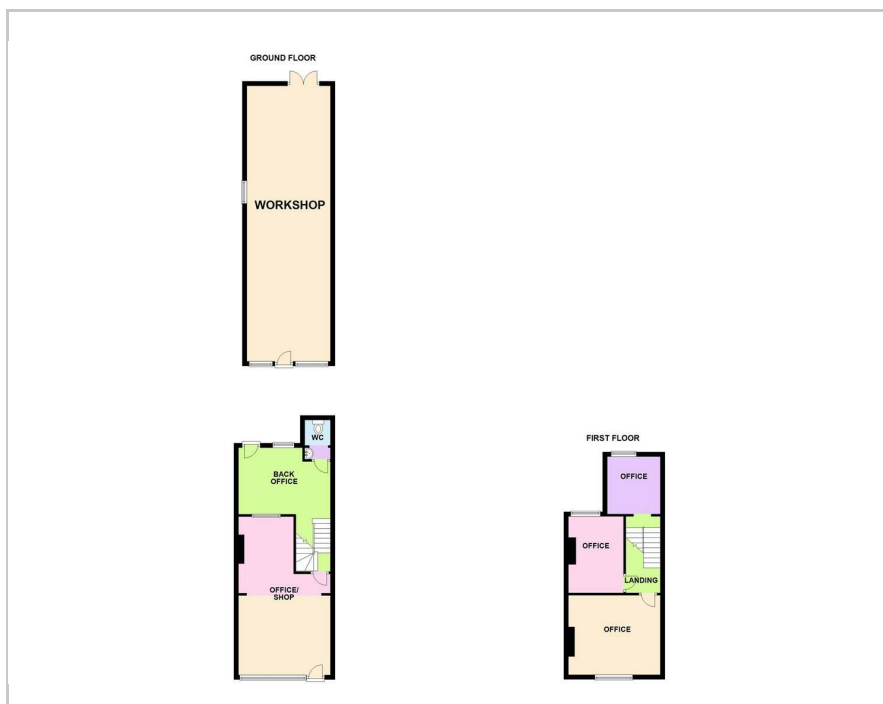
CURRENT BUSINESS RATES

The Valuation Office website shows a current rateable value of £9,500 per annum as of 1st April 2023 which normally means that between 40% to 50% of this figure is payable. Interested parties are advised to seek clarification from the local authority. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

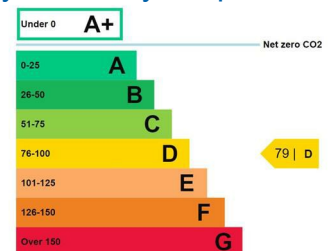
CURRENT CLASS OF BUSINESS USE

The landlord advises class 'E' use. We advise each interested party to verify this via planning department of the local authority Gravesham Borough Council

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.