



Sealeys
Walker ■ Jarvis

(01474) 369368



Suite 9, Hawley Manor Hawley Road

Dartford, DA1 1PX

£900 Per Calendar Month

- A First Floor Office Measuring 582 SqFt
- Electric Car Charging Point
- 24 Hour Access
- Parking For 3 Vehicles
- Available Now
- Beautiful Grounds

RENT

£900 Per calendar month (£10,800 PER ANNUM)

SERVICE CHARGE

£441.66 Per calendar month

LOCATION DESCRIPTION

Hawley Manor provides a mixture of converted agricultural grade II listed buildings and Manor House set within an idyllic rural location on the edge of the village of Hawley. The M25 and A2 is 3 miles away with excellent links to London, the Dartford crossing and the south. Dartford town centre is 1.5 miles away.

PROPERTY DESCRIPTION

Entrance communal lobby, stairs to first floor.

A first floor office measuring a total of 582 SqFt comprising:

Lobby

WC

Office - 96 SqFt

Open Plan Office - 441 SqFt

Separate kitchenette, accessed from communal hall.

EXTERIOR DESCRIPTION

Parking for 3 vehicles with one electric charging point.

CURRENT CLASS OF BUSINESS USE

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

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £10,250 per annum as at June 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Sevenoaks District 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.

AGENTS NOTES

Access to the office 24 hour. Barrier closed overnight with fob access.

Service charge includes heating, maintenance of grounds and Buildings insurance.

Referencing fee of £150 to be paid by the ingoing tenant.

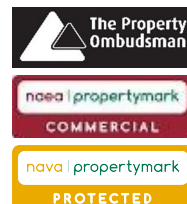
Floor Plan



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.