

Characterful Three-Storey Office Premises with Basement



Office building arranged over 3 floors + basement.

2 Ground floor offices, plus utility room and kitchen.

1st Floor includes 3 further offices. Top floor office being open plan.

Total floor area 1,343sq ft plus a basement of 481sq ft.

Convenient location in central Gravesend.

Walking distance of the mainline train station.

21 Stone Street

Gravesend

DA11 0NP

Tenure: **TO LET**

Asking Price: **£15,000pa**

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Conveniently situated in the heart of Gravesend, the subject property benefits from excellent transport links and a highly accessible town-centre location. Gravesend railway station is within easy walking distance, providing regular connections to London and the surrounding areas.

The property is also well positioned for local bus routes, road networks and the town centre, all of which are within close proximity. This central location makes the building an ideal choice for businesses seeking a well-connected office location for both staff and clients.

DESCRIPTION:

A well-proportioned mid-terraced office building arranged over three floors plus basement, offering a versatile and well-established office accommodation. The property has been occupied for many years as an architect's office and is now being made available following a company merger.

The accommodation provides a combination of individual offices and open-plan workspace, making the property suitable for a range of professional occupiers.

The ground floor is configured to provide two individual offices, together with a utility room, kitchen plus two W/C's. An entrance hall provides access to the staircase leading to the upper floors.

The first floor comprises three individual offices.

The top floor is arranged as a predominantly open-plan office, offering flexible accommodation that can readily be configured to suit an incoming occupier's particular requirements.

The basement provides useful storage space.

APPROXIMATE MEASUREMENTS:Ground floor

Office: 18.06sq m / 194sq ft.

Office: 15.50sq m / 167sq ft.

Utility Room: 10.50sq m / 113sq ft.

Kitchen: 4.10sq m / 44sq ft.

First floor

Office: 10.51sq m / 113sq ft.

Office: 11.45sq m / 123sq ft.

Office: 16.41sq m / 177sq ft.

Second floor

Office: 26.79sq m / 288sq ft.

Basement 44.68sq m / 480sq ft.

RENT:

Offers are invited from an asking rental of £15,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed,

A rental deposit will be required, further information will be provided upon application.

VAT:

We understand that the property is not elected for vat.

EPC:

The premises has an EPC rating of E (Ending 2028).

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £15,250. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

PLANNING:

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including office, medical & healthcare. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.