



**Sealeys**  
www.sealeys.co.uk



**1c Saddington Street**

, Gravesend, DA12 1ED

**£450 PCM**



- Brand New Refurbished Offices
- 174 Sq Ft Office
- Communal WC and Kitchenette
- On Gravesend's One-way System

#### Full Description

##### RENT

£450 PER CALENDAR MONTH (£5,400 PER ANNUM)

##### LOCATION DESCRIPTION

Based on Gravesend Town Centre's one-way system and within 0.3 miles of Gravesend Train Station with its high-speed link to London St Pancras (estimated journey time 24 minutes). Good car parking adjacent in the town's largest car parking area.

##### PROPERTY DESCRIPTION

An attractive newly refurbished office of 176 Sq Ft with communal WC and kitchenette.

Video entry phone

CCTV installed

##### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £TBC per annum as at September 2020 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Gravesham Borough 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.

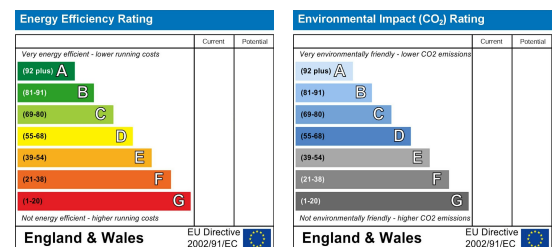
##### CURRENT BUSINESS USE

The 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.

**Sealeys Estate Agents Limited**  
**184 Parrock Street**  
**Gravesend**  
**Kent**  
**DA12 1EN**  
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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.