

## Property Particulars

### GRAVESEND, KENT

55 NEW ROAD, DA11 0AD

### LARGE OFFICE PREMISES TO LET - NEW ROAD, GRAVESEND



#### LOCATION

The property occupies a central position within Gravesend on New Road at the junction of Bath Street at the western edge of the town centre. Within a short walk is two multi story car parks and Gravesend train station. The offices are accessed by separate staircase on New Street.

Parking is available at the rear of the property subject to availability.

#### DESCRIPTION

The property comprises of first and second floor only each with toilet and kitchen facilities with following net internal floor areas,

First Floor	186 sq.m	2,000 sq.ft
Second Floor	151 sq.m	1,622 sq.ft
<b>Total</b>	<b>336 sq.m</b>	<b>3,622 sq.ft</b>



#### TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

#### RENT

We have been instructed to offer the premise at **£37,500 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £24,500.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of E.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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