

Kent Thameside Office
49/50 Windmill Street
Gravesend, Kent DA12 1BG
Tel: 01474 567666 Fax: 01474 579899

Caxtons
CHARTERED SURVEYORS

www.caxtons.com

Stephenson House, 7-10 The Grove, Gravesend, Kent DA12 1DR



**Modern Town Centre
Office Suite with
Parking**

**457.2 sq m
(4,921 sq ft)**

TO LET

Location

See plan. Stephenson House is prominently located on The Grove within Gravesend town centre, just off Milton Road and close to the Clocktower. A range of shopping and other facilities can be found within the town centre, and Gravesend railway station is within 500m. Road communications are excellent, with the recently-widened main A2 dual carriageway running just to the south of Gravesend; this connects directly to the M25 at junction 2 approx 8km (5 miles) distant.

Description

A third floor office suite within Stephenson House, a substantial modern office building constructed over 4 floors. The car parking is within a secured area to the rear.

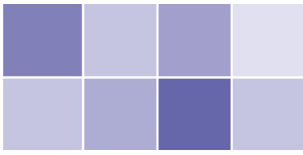
Internally, the accommodation comprises a range of open-plan and partitioned space, along with staff facilities. There are communal WCs on the second and third floors.

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CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants
Registered office: 49/50 Windmill Street, Gravesend, Kent DA12 1BG
Registered Number: 2492795



Third Floor Stephenson House
7-10 The Grove
Gravesend
Kent
DA12 1DR

Accommodation

The property comprises the following, with approximate dimensions (areas are net internal):-

Third floor offices
(mix of open plan
and partitioned) 4,921 sq ft 457.2 sq m

Male and Female
WCs

Amenities

- * 11 car parking spaces included
- * 8-person passenger lift
- * Fitted kitchen/staff room
- * Suspended ceiling with Category II lighting as fitted (to most of the accommodation)
- * Burglar and fire alarms
- * Window blinds as fitted
- * Carpet tiles as fitted
- * Central heating

Terms

The accommodation is available to let on a new lease for a term by agreement. Any agreement will be excluded from the Landlord & Tenant Act.

Rent

£39,300 per annum exclusive of business rates, service charge and other outgoings.

Rates

According to the Valuation Office Agency website the current Rateable Value is £26,750. The Uniform Business Rate for the year 5 April 2008/9 is 46.2p in the £. For a guide to the level of rates payable please see www.mybusinessrates.gov.uk.

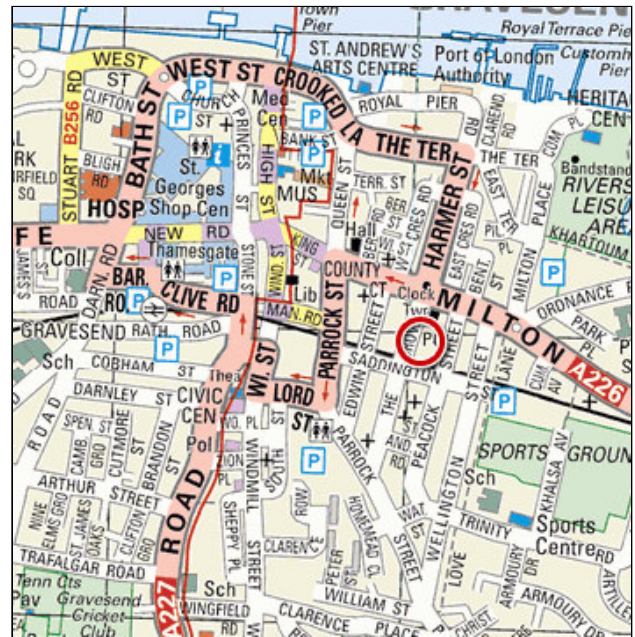
Service Charge/Other Outgoings

A service charge is levied by the landlord that covers the cost of maintenance of the common parts and structure of the building, management costs, caretaker etc. Other outgoings are payable such as utilities, insurance etc.

Legal Costs

Both parties' legal costs to be borne by the ingoing tenant.

Location Plan



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Viewing

By appointment with Caxtons:
01474 567666