

Joynes House, New Road, Gravesend, Kent DA11 0AT



**Refurbished Modern
Office Suites With
On-Site Parking**

**345.1 to 690.3 sq m
(3,715 to 7,430 sq ft)**

**TO LET
- NEW LEASE(S)**

Location

See plan. Joynes House is prominently situated at the New Road/Darnley Road junction, overlooking the main eastern access point into Gravesend town centre. The town's BR station and busy central shopping areas are within a few minutes' walk, and the main A2 is about 4km distant via the A226.

Description

Joynes House is a substantial modern office building with parking to the rear. The available suites are situated on the third and fourth floors, and have been refurbished in the last few years to offer predominantly open-plan accommodation along with some partitioned space. These floors (and in particular the fourth floor) benefit from panoramic views across Gravesend and the Thames Estuary.

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Where applicable all figures quoted are exclusive of VAT

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



Accommodation

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

Third floor office suite	345.1 sq m	3,715 sq ft
Fourth floor office suite Under Offer	345.1 sq m	3,715 sq ft

Communal Male and Female WCs on stairwells

Each suite comprises mainly open plan accommodation along with a partitioned office, filing room and staff/kitchen area.

Amenities

- * Suspended Ceilings with Category II Lighting
- * Gas Fired Central Heating
- * Disabled Access
- * 2no 8 Person Passenger Lifts
- * Kitchen Facilities
- * Shared Male and Female WCs
- * 8/9 Parking Spaces per suite (tbc)
- * Double Glazing

Terms

The suites are available to let, together or separately, on terms by arrangement.

Rent

Third Floor - £37,150 per annum

Fourth Floor - £37,150 per annum U/O

Figures quoted are exclusive of business rates, service charge and other outgoings.

Rates

To be re-assessed.

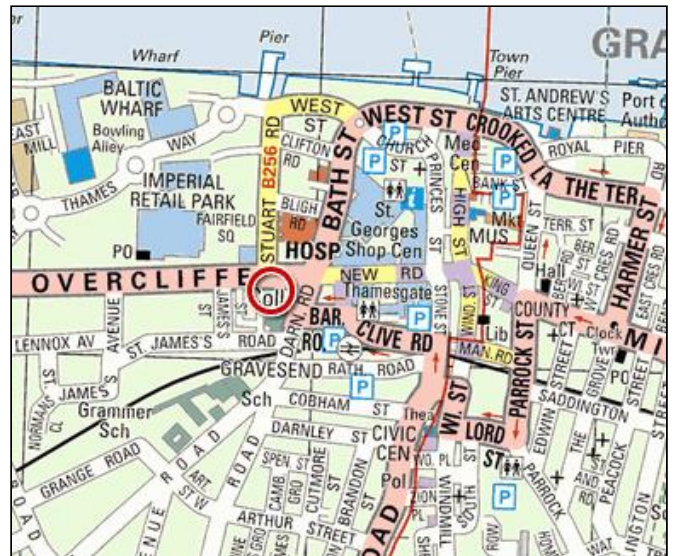
Service Charge/Other Outgoings

A service charge is levied by the landlord that covers the cost of the caretaker, cleaning, maintaining and upkeeping the exterior and common parts, and generally managing the property. Contact agents for further information.

Costs

Each party is to be responsible for its own legal costs.

Location Plan



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Viewing

By appointment with Caxtons:
01474 567666