



Office

Windmill Street , KENT , DA12 1AS

£500 pcm

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## Description

These offices are situated on Gravesend's one way system opposite the Civic Centre in a busy parade, made up of various businesses including estate agents, accountants, insurance brokers, bars, restaurants and general independent retailers. Gravesend Station and Town Centre are on your doorstep with high speed links to London St Pancras (Journey time around 25 minutes) and the A2, approx 2 miles to the south, linking up to the M25 and Dartford River Crossing, making this an ideal location for small professional occupiers looking for an office.

Access is from the front or rear of the building and comprises 4 offices, 2 on each of the first and second floors. These can be let individually, on a floor by floor basis or the whole upper parts. There is a shared kitchen and WCs to the first floor rear. These offices would suit a small business looking for their first office or someone working from home and needs an office base.

Tenure: Licences will be available on terms to be agreed.

Rent: Front offices - £600.00 pcm.

Rear offices - £500.00 pcm.

These include heating, lighting, water and rates.

Rent Deposit: Our client will require a rent deposit equivalent to one quarters rent.

Legal Costs: The ingoing tenant to be responsible for both parties legal costs.

## Key Features

- Busy Parade
- Close to Mainline Train station and Highspeed links to London
- 4 Available Rooms
- Bills included



## Property Location

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<b>Tenure</b>	Leasehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Gravesend Borough Council
<b>Council Tax</b>	

### Greyfox Walderslade

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

#### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.