

**MODERN FIRST FLOOR OFFICE PREMISES TO LET
WITH 2 CAR PARKING SPACES**

APPROX 1,226 SQ.FT. (114.12 SQ.M)

**LANSDOWN HOUSE, LANSDOWN ROAD/PERRY STREET,
NORTHFLEET, GRAVESEND, KENT DA11 8QX**



Location

These self contained office premises are situated on the west side of Perry Street between the junctions of All Saints Road and Victoria Road. Gravesend Town Centre is approximately 1.3 miles away.

Neighbouring occupiers including KFC, Pizza Hut, Phoenix Taxis, Tesco Express, Lloyds TSB and Co-op stores with a mixture of smaller independents trading along Perry Street and serving the local community.

Accommodation

With it's own side entrance giving easy access to both Perry Street and the public car park at the rear (Lansdown Place) these office premises would suit many occupiers. The layout is currently a large open place office, with three further offices (one currently used as a meeting room), kitchen and separate male and female toilets.

The offices benefit from air conditioning, electric heating, a Norstar telephone system, fluorescent lighting, carpeting, network trunking, desks and 2 car parking spaces. Further spaces may be available by negotiation.

Accommodation

First Floor

Main open plan office 55.78 sq.m. 600 sq.ft.

Office 1 15.79 sq.m. 169 sq.ft.

Office 2/Meeting Room 28.91 sq.m. 311 sq.ft.

Office 3 13.64 sq.m. 146 sq.ft.

Kitchen

Male and Female W.C's

2 car parking spaces

Total Approx Area 114.12 sq.m. 1226 sq.ft.

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

Tenure

The premises are available on a new lease for terms to be agreed.

Rent

£13,000 per annum exclusive of rates, insurance and any service charge.

Rent Deposit

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

Legal Costs

The ingoing tenant to be responsible for the landlords legal costs.

Viewing

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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