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To Whom It May Concern,

16th January, 2026

Re: Upper Floors, 7 King Street, Gravesend, Kent, DA12 2EB

We write in our professional capacity as commercial and residential property agents with detailed knowledge of the Gravesend market, further to our assessment of the above property and the prospects for the continued use of the upper floors for commercial or office purposes.

We confirm that we have been engaged in ongoing professional discussions and multiple conversations, in excess of twelve months, with a range of investors, and active market participants regarding the potential commercial use of the upper floors.

These discussions form part of our routine advisory role and reflect an informed and up-to-date understanding of demand within the local market.

Having carefully reviewed the configuration, location, and condition of the upper floors, and based on the outcome of these sustained discussions, we are firmly of the view that the premises are neither suitable for nor attractive to modern office or commercial occupiers.

On this basis, the accommodation was not formally advertised, as our professional experience indicated that such marketing would not generate viable or realistic demand.

This conclusion is based on several fundamental constraints which cannot be overcome without disproportionate and uneconomic intervention, including:

The cellular and multi-level layout of the upper floors, which is incompatible with current occupier demand for open-plan, flexible, or hybrid working environments;

The absence of lift access, rendering the accommodation unsuitable for many occupiers and inconsistent with modern accessibility expectations;

The age and configuration of the building, which would require substantial capital investment to meet contemporary office standards, with no realistic prospect of achieving a commensurate rental return;

The town centre context and proximity to late-night commercial uses, which office occupiers consistently regard as undesirable for a conventional working environment.

In addition, there has been a clear and well-established shift away from traditional high-street office accommodation.

Demand from commercial occupiers is now firmly directed towards purpose-built business centres and serviced office environments, which offer features such as free on-site parking, managed facilities, lift access, modern layouts, and proximity to other professional occupiers.

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Older upper-floor premises of this nature, requiring significant adaptation and lacking these characteristics, are no longer aligned with prevailing commercial demand.

In our professional opinion, there is therefore no realistic demand for upper-floor office accommodation of this type within Gravesend town centre.

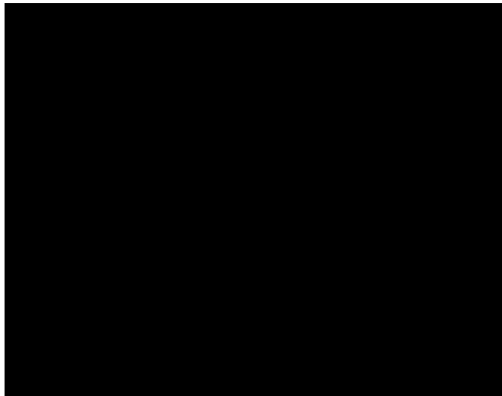
The retention of the upper floors for commercial use would, in our view, result in ongoing vacancy and underutilisation, contributing neither to the vitality of the town centre nor to the effective use of the building as a whole. Further marketing, whether online or otherwise, would not materially alter this position.

Having regard to all of the above, we conclude that residential use represents the only realistic, viable, and sustainable long-term use for the upper floors of the property.

Conversion to residential accommodation would secure active use of the space, ensure the long-term maintenance of the building, and align with established and demonstrable market demand in this location.

This opinion is provided in our professional capacity as commercial and residential agents, based on our experience and knowledge of local market conditions, and is intended to assist the Local Planning Authority in its assessment of the proposal.

Yours faithfully,



Residential Sales, Lettings & Property Management

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