

### **Exciting Commercial Opportunities**

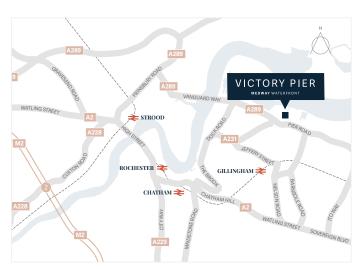


# A location that's packed with potential

Victory Pier is situated on the banks of the River Medway in Kent. The commercial premises form part of this award winning waterside development that consists of 1,947 residential and student units. Gillingham Train Station is in close proximity, just under 1 mile from the development.

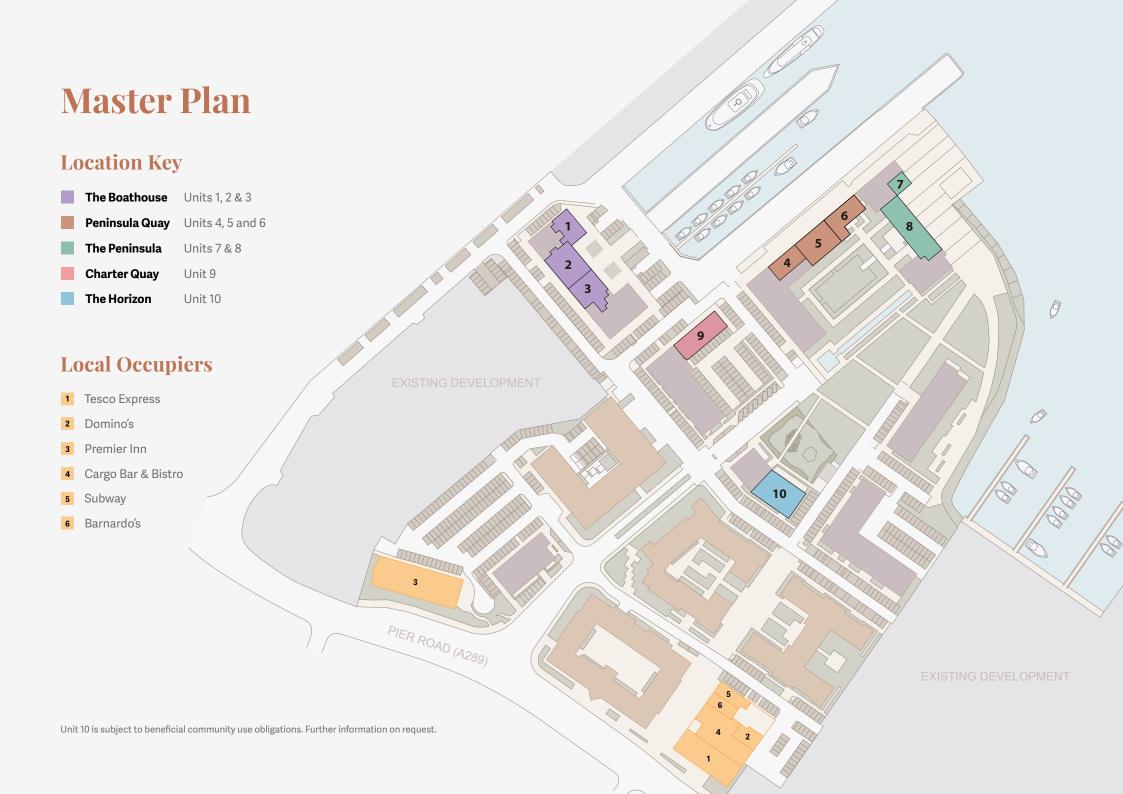
The development is situated beside an Asda superstore and a Premier Inn hotel. Other notable retailers within the development include Tesco, Subway, Domino's and Cargo Bar & Bistro.

Satellite Navigation reference ME7 1FA









# **Commercial Units**

The commercial units are located in five buildings set around Gillingham Pier. The units provide the following approximate gross internal areas:

| The Boathouse              | sq m                     | sq ft                        |
|----------------------------|--------------------------|------------------------------|
| Unit 1                     | 169                      | 1,819                        |
| Unit 2                     | 322                      | 3,466                        |
| Unit 3                     | 293                      | 3,154                        |
| Peninsula Quay             | sq m                     | sq ft                        |
| Unit 4                     | 152                      | 1,640                        |
| Unit 5                     | 252                      | 2,712                        |
| Unit 6                     | 225                      | 2,426                        |
|                            |                          |                              |
|                            |                          |                              |
| The Peninsula              | sq m                     | sq ft                        |
| The Peninsula Unit 7       | <b>sq m</b><br>59        | <b>sq ft</b> 634             |
|                            | •                        |                              |
| Unit 7                     | 59                       | 634                          |
| Unit 7                     | 59                       | 634                          |
| Unit 7<br>Unit 8           | 59<br>288                | 634<br>3,104                 |
| Unit 7 Unit 8 Charter Quay | 59<br>288<br><b>sq m</b> | 634<br>3,104<br><b>sq ft</b> |
| Unit 7 Unit 8 Charter Quay | 59<br>288<br><b>sq m</b> | 634<br>3,104<br><b>sq ft</b> |

- Flexible use classes: (A1 shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure).
- All units other than Unit 3 will be handed over in a shell and core condition.
- It may be possible to amalgamate or subdivide some of the units in The Peninsula and Peninsula Quay.

# **Service Charge**

 Tenants and long leaseholders will be responsible for the payment of a service charge. Current service charge levels available on request.

## VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

## Rateable Value

Values to be assessed on unit completions.

# **Quoting Terms**

- The premises are available by way of new FRI leases which will be granted outside the security of tenure provisions of the 1954 Landlord & Tenant Act Part II.
- Consideration will also be given to selling the units by way of a 999 year long leasehold interest.
- Quoting rentals and prices are available on application.

#### **EPC**

• EPC ratings available on request.







# **Commercial Contact Details**

Viewings are strictly by prior appointment through the agent Sibley Pares.



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