

VICTORY PIER

MEDWAY WATERFRONT

PIER ROAD / GILLINGHAM / ME7 1FA



Exciting Commercial Opportunities

634 sq ft (59 sq m) to 6,778 sq ft (629 sq m) of restaurant, retail, office and leisure space to let or may sell

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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



Maps are not to scale and show approximate locations only



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Aerial photograph of development is indicative only and subject to change

Master Plan

Location Key

- The Boathouse** Units 1, 2 & 3
- Peninsula Quay** Units 4, 5 and 6
- The Peninsula** Units 7 & 8
- Charter Quay** Unit 9
- The Horizon** Unit 10

Local Occupiers

- 1** Tesco Express
- 2** Domino's
- 3** Premier Inn
- 4** Cargo Bar & Bistro
- 5** Subway
- 6** Barnardo's



Unit 10 is subject to beneficial community use obligations. Further information on request.

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
Unit 7	59	634
Unit 8	288	3,104
Charter Quay	sq m	sq ft
Unit 9	294	3,165
The Horizon	sq m	sq ft
Unit 10	352	3,789

- 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.



Sibley Pares, Ashford Rd, Maidstone ME14 5BJ, UK

01622 673086 | property@sibleypares.co.uk

Phil Hubbard

phil.hubbard@sibleypares.co.uk

07921 212 430

Matt Sadler

matt.sadler@sibleypares.co.uk

07860 870 042

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