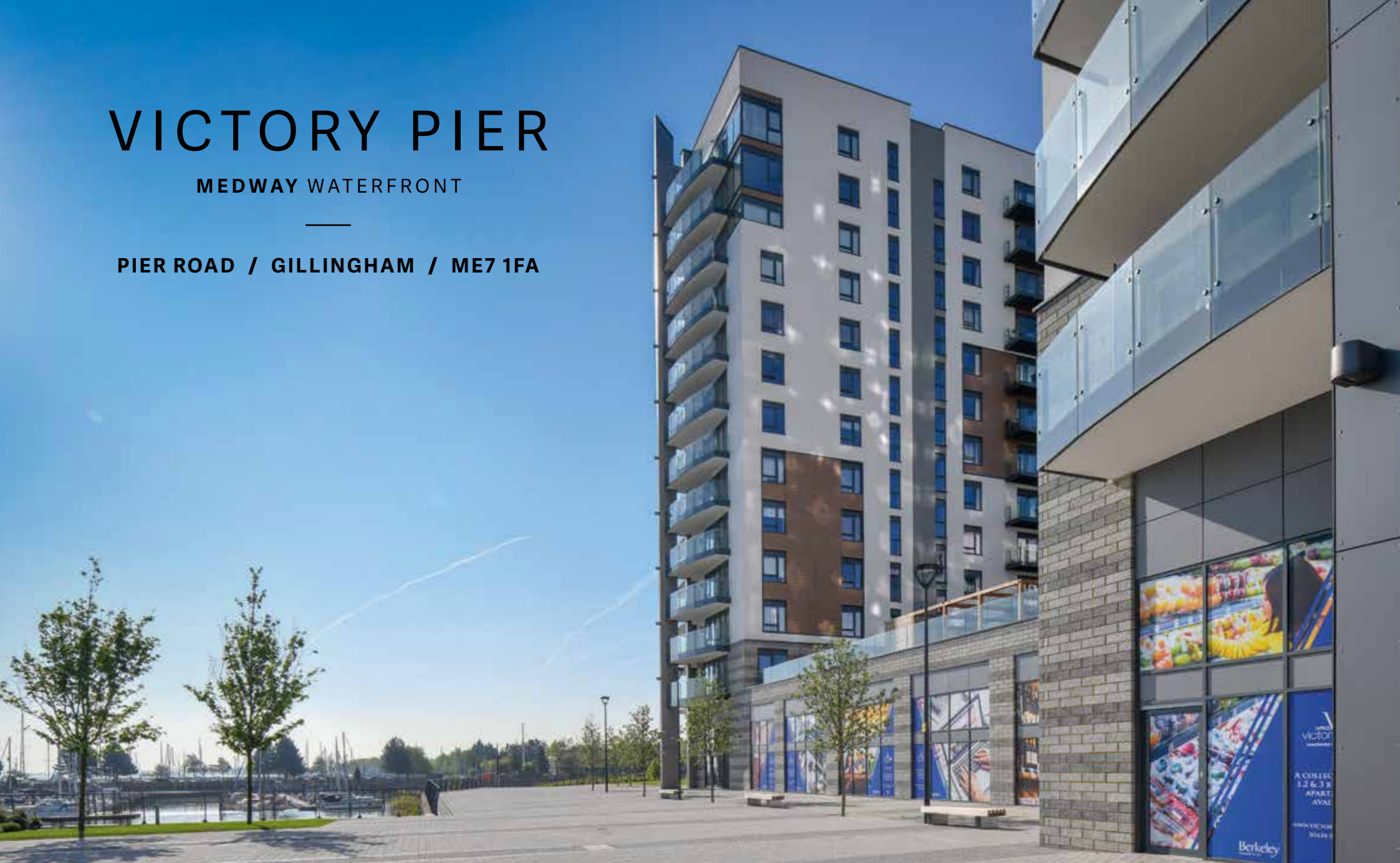


# VICTORY PIER

MEDWAY WATERFRONT

PIER ROAD / GILLINGHAM / ME7 1FA



## Exciting Commercial Opportunities - **7 Units Remaining**

628 sq ft (58 sq m) to 3,528 sq ft (328 sq m) of restaurant, retail, office and leisure space available to let or buy

**Berkeley**  
Designed for life

# 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 1,900 residential units. Gillingham Train Station is in close proximity, just under 1 mile from the development.

Notable local occupiers include Unite Students, Asda (Superstore), Premier Inn, Tesco (Express), Subway and Domino's Pizza.

In addition, the location benefits from The Universities at Medway collaboration which brings together the University of Greenwich, the University of Kent, Canterbury Christ Church University and MidKent College to provide a huge new campus at adjoining Chatham Maritime.





**The Medway waterfront forms part of an exciting program which has seen a total transformation of this stretch of the River Medway. Along with a vibrant new community the programme is attracting businesses to the area and investment into the surrounding infrastructure.**





**VICTORY PIER**  
MEDWAY WATERFRONT

Aerial photograph of development is indicative only and subject to change

# Commercial Units

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

<b>The Boathouse</b>	<b>sq ft</b>	<b>sq m</b>	<b>Status</b>
1	1,891	175.7	Under Offer
2a	1,517	140.9	Let
2b	1,962	182.3	Available
3	3,528	327.8	Available
<b>Peninsula Quay</b>	<b>sq ft</b>	<b>sq m</b>	<b>Status</b>
4	1,651	153.4	Available
5	2,746	255.1	Available
6	2,433	266.0	Available
<b>The Peninsula</b>	<b>sq ft</b>	<b>sq m</b>	<b>Status</b>
7	628	58.3	Available
8	3,117	289.6	Available
<b>Charter Quay</b>	<b>sq ft</b>	<b>sq m</b>	<b>Status</b>
9	3,100	288.0	Let
<b>The Horizon</b>	<b>sq ft</b>	<b>sq m</b>	<b>Status</b>
10	3,789	352.0	Under Offer

- Benefiting from new flexible commercial Use Class E (Commercial, Business and Service) covering retail, financial & professional services, cafes & restaurants, offices, healthcare & day care centres, creche & nurseries, and gyms.
- 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.

# 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.

# VAT

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

# EPC

- EPC ratings available on request.



# Master Plan

## Location Key

- The Boathouse
- Peninsula Quay
- The Peninsula
- Charter Quay
- The Horizon

## Local Occupiers

- Asda
- Subway
- Tesco Express
- Domino's
- Premier Inn
- Barnardo's



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

# Contact Details

Viewings are strictly by prior appointment through the joint agents Sibley Pares and Sealeys



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