

Nursery Space To Let



**A Prime Location On
The Medway Waterfront**

Berkeley
Designed for life

Victory Pier

Victory Pier is situated on the banks of the River Medway in Kent. The retail premises form part of this award-winning waterside development that consists of 1,376 residential units and student accommodation. Gillingham train station is in close proximity just under one mile from the development.

The development is situated beside Asda supermarket and Premier Inn Hotel. Other notable retailers within the development include Tesco, Subway, Domino's and CARGO bar and bistro.

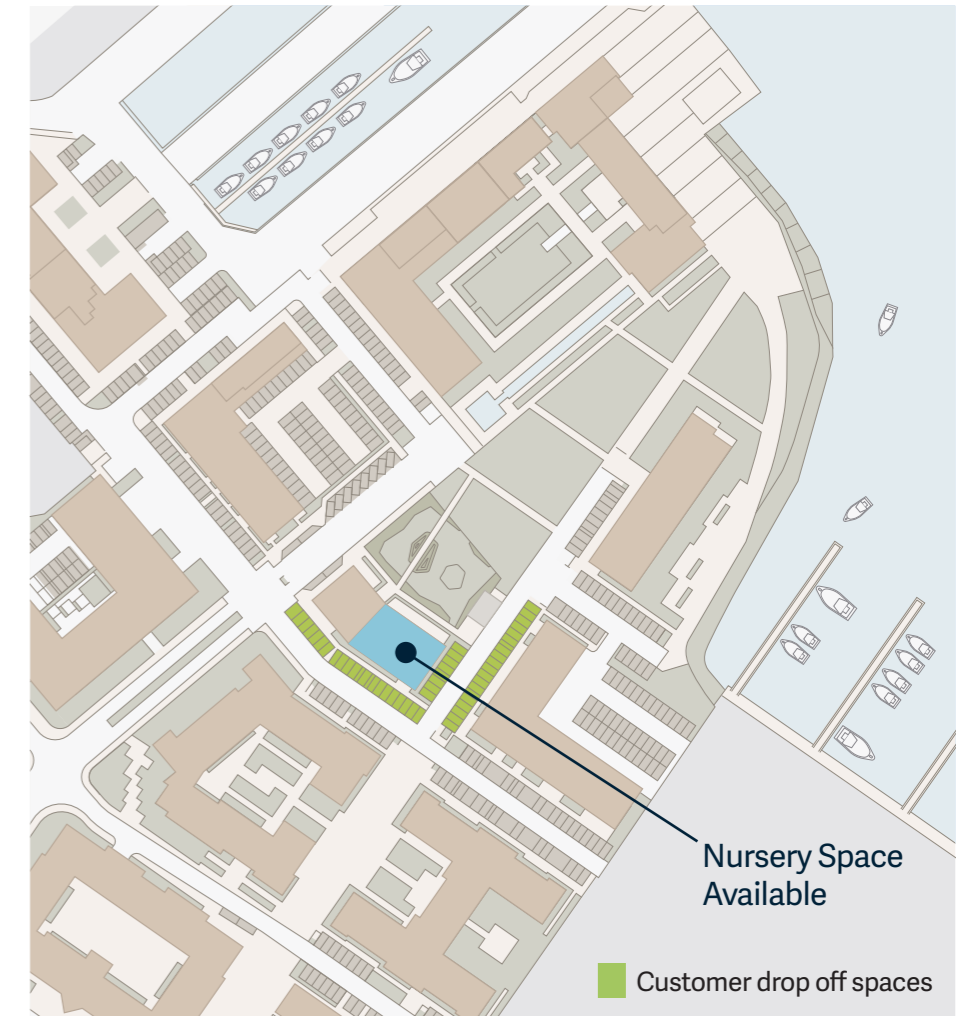
Demographics

- There are 842 residential homes at Victory Pier of which 60 are ExtraCare and 43 Shared Ownership.
- There are 1106 student flats at Victory Pier



Parking Provision Includes:

- Drop off spaces for customers to use within the immediate vicinity of the nursery
- A general right to park in 53 visitors spaces located on site
- Permit parking for operators



Royal Engineers Museum, Gillingham

Fantastic Local Amenities

- Riverside Country Park, a 247 acre coastal public park **(6 min drive away)**
- The Strand Leisure Park, a seafront complex with a crazy golf course, swimming pools, sports pitches, a mini railway and cafe **(3 min drive away)**
- The Royal Engineers Museum with interactive exhibitions and objects **(6 min drive away)**
- Planet Ice Gillingham, a full-size rink used for skating, ice hockey and musical performances **(9 min drive away)**



Gillingham Marina, Gillingham

Local Area

Situated on a broad stretch of the River Medway, Victory Pier offers luxurious waterside living with great rail and road links to the stylish shops, bars and restaurants of central London, Canterbury, Maidstone and West Malling.

Accommodation

3,789 sqft (352 sqm)

Tenure

The premises is available to let on a new FRI lease for terms to be agreed subject to upward only rent reviews every 5 years. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

Location

Victory Pier is situated on the banks of the River Medway in Kent.

It is an 11 minute drive from Chatham and 13 minute drive from Rochester.

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

This nursery unit has access to a private outdoor space.

Viewing and Further Information

By prior arrangement only with:

Sibley Pares

01622 673086

Phil Hubbard

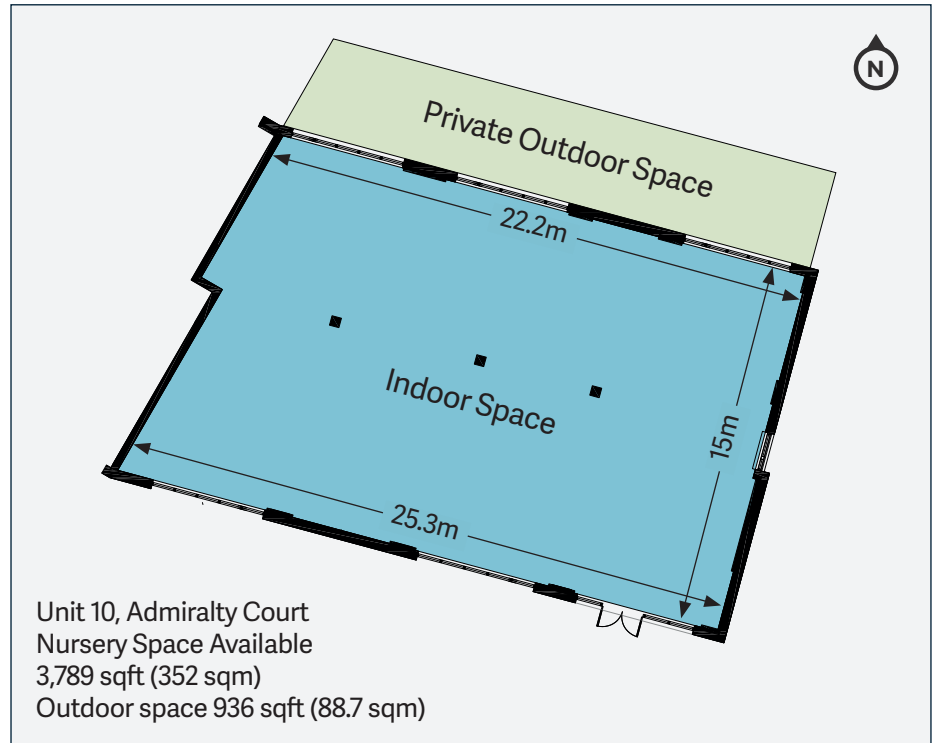
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Floorplans and photography are indicative only.