



# To Let / For Sale

**An inspirational new mixed use waterside development at the former Chatham Docks site.**

## **Chatham Waters**

Pier Road, Chatham, ME4 4GA

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**30,000 to 400,000 sq ft**

2,787.09 to 37,161.22 sq m

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**Reference: #18603**



## Summary

Available Size	30,000 to 400,000 sq ft / 2,787.09 to 37,161.22 sq m
Rent	Coming Soon
Price	n/a
EPC	EPC exempt - No building present

## Location

Chatham Waters benefits from a unique waterfront location on the site of the former historic Naval Dockyard, with unparalleled views across the medway Estuary. The site is located in one of the most picturesque locations in Kent, yet with only a 40 minute commute into Central London.

Peel were granted outline planning approval for the regeneration of the 26 acre site in March 2013. The initial Phase 1 regeneration work has been completed, along with a major road infrastructure system to support the opening of a new Asda superstore and a University Technical College.

The heart of the regeneration includes a new Commercial Hub, which will offer a range of opportunities for new office, retail and leisure uses.

## Specification

The Commercial Hub will be designed to suit a variety of uses including offices or specialised

educational learning facilities and provide flexible and open plan accommodation in a landscaped environment, benefiting from views across the central boulevard and over the River Medway, creating a desirable working environment in close proximity to essential amenities.

Buildings can be designed to suit an occupier or delivered in 'shell and core' condition, enabling bespoke tenant fit out.

The masterplan is intended to include:

- residential (950 units ranging from 6 to 17 storeys with waterfront views)
- a 'commercial hub' including retail, office and leisure venues in a central boulevard
- waterfront boulevards and terraces, including a green park, public squares and an inland lake
- significant new road infrastructure
- ASDA superstore (open)

## Viewings

Strictly by appointment by the joint sole agents.

## Terms

The accommodation is available on a pre-let basis by way of a new lease on the whole or part, or by way of a freehold sale of the whole or part.

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