

Unit 3 Victory Pier

The Boathouse, Ocean Drive, Gillingham, Kent, ME7 1FT



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Passing rent – £30,000 per annum
- Modern class 'E' premises with CAT 8 cabling
- Available by way of assignment of existing lease

To Let – Ground Floor Commercial Unit
2,876 Sq Ft (267.2 Sq M)

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Location

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 approximately 841 residential units. Gillingham Train Station is in close proximity, just under 1 mile from the development. The development is situated beside ASDA supermarket and Premier Inn Hotel. Other notable retailers within the development include Tesco, Subway and Dominos.

Description

Ground floor office premises available by way of assignment of existing lease, the Landlord may consider granting a new lease, subject to terms offered.

Accommodation

The property comprises a well-fitted out office/retail premises around Gillingham Pier, benefitting from a kitchenette, male/female WC facilities plus ample on-site parking.

The unit provides the following approximate net internal areas:

Area	Sq M	Sq Ft
Office	262.45	2,825
Kitchenette	4.74	51
Total	267.20	2,876

Terms

Assignment of existing 10 year lease beginning on 9th August 2022, lease expiring 8th August 2032, there is an upwards only rent review and mutual break clause on the 5th anniversary of the lease. The Landlord may consider granting a new lease, subject to terms offered.

Passing Rent

£30,000 per annum Exclusive of VAT

Business Rates

As of 1 April 2026, the Rateable Value is £32,750 for the year 2026/27.

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

EPC

31 (B)

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by appointment with the Surveyors.



Thomas Langston

thomas.langston@sibleypares.co.uk



Phil Hubbard

phil.hubbard@sibleypares.co.uk



NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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