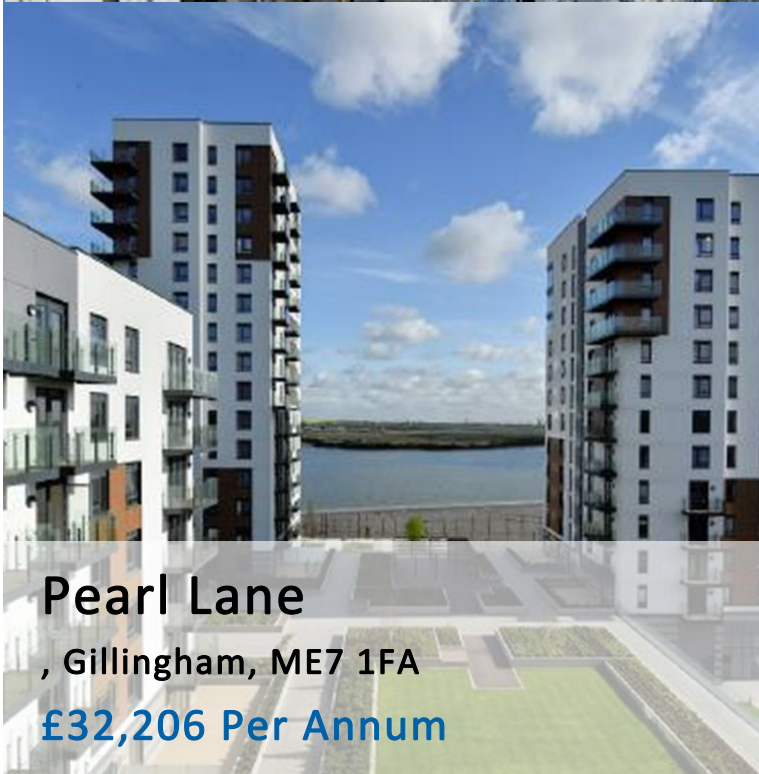




**Sealeys**  
Walker ■ Jarvis

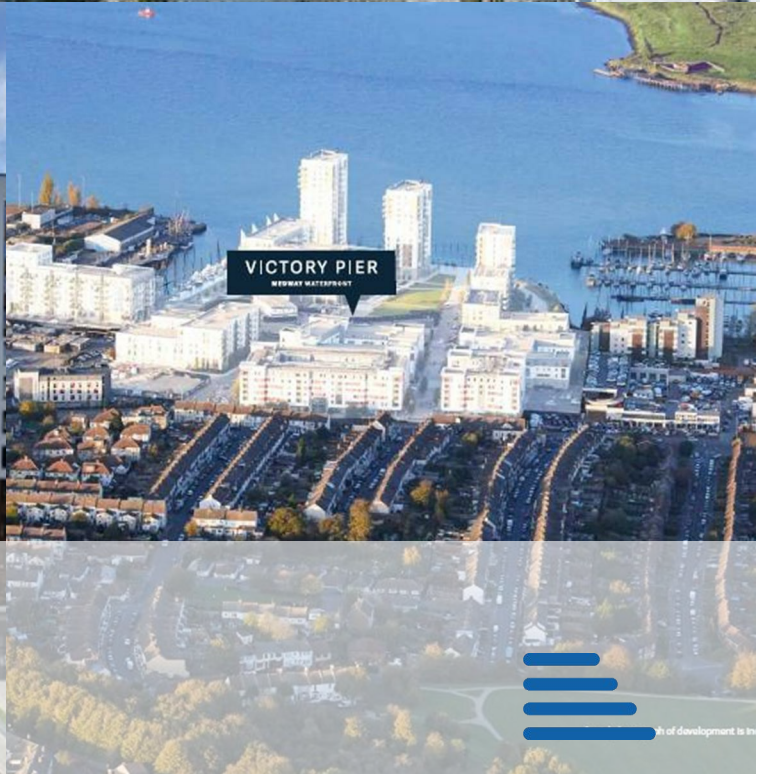
(01474) 369368



**Pearl Lane**

, Gillingham, ME7 1FA

**£32,206 Per Annum**



- 'E' Class Nursery Space
- 3789 Sq Ft Da Category Use with Outside Space
- Neighbours Include Tesco, Premier Inn, Subway and Dominos
- Close to Medway's Waterfront
- Fitted to Shell and Core Status

#### Full Description

##### RENT

£2,683.83 PER CALENDAR MONTH (£32,206.50 PER ANNUM) PLUS VAT

##### SERVICE CHARGE

Service charge is to be advised.

##### LOCATION DESCRIPTION

Victory Pier in Medway forms Berkley Homes new flagship mixed use Kent development, situated just north of the A289 Pier Road which links to The Medway Tunnel, The Wainscott Bypass and The A2/M2 motorway. Gillingham Train Station lies 1 mile to the south, linking to the high-speed London St Pancras and Charing Cross lines.

A contemporary collection of apartments, positioned on the waterfront of a flourishing and expanding community. The mixed residential and retail scheme is conveniently connected to Central London and capitalises on the Medway Renaissance. A plan to connect five surrounding towns and turn the area into a premier European city. Victory Pier offers an exciting opportunity for investors and commercial occupiers who desire the best of both worlds.

##### PROPERTY DESCRIPTION

Admiralty Court lies close to The Medway Waterfront at Victory Pier and Unit 10 is 3789 Square Feet (352 Square Meters) with a double return frontage of display windows and door with a private outdoor area that would make this unit suitable for a creche or nursery.

##### EXTERIOR DESCRIPTION

A drop off/pick up point lies adjacent together with 2 more allocated car parking spaces for staff.

##### AGENTS NOTE

A minimum 3 year FRI lease is to be offered, excluded from Sections 24-28 of The Landlord and Tenant Act 1954.

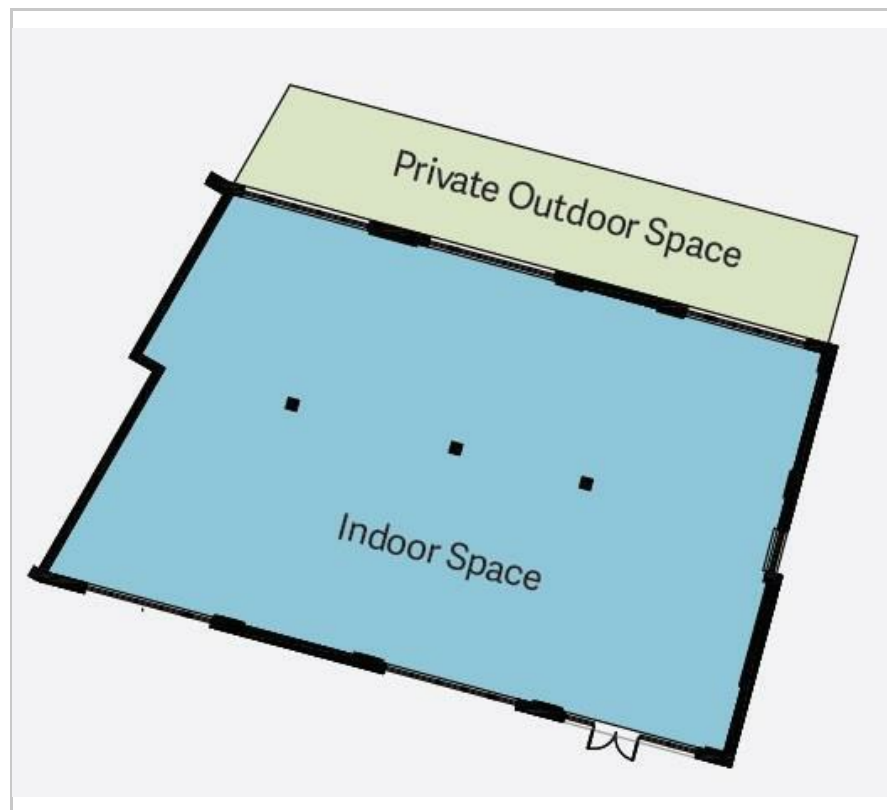
##### CURRENT CLASS OF BUSINESS USE

The current class of business use is an 'E' Category Use. Interested parties are advised to seek clarification of permitted use from the local authority.

##### CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £TBA per annum as at TBA which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Medway Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

## Floor Plan

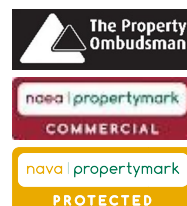


## Energy Efficiency Graph

## Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

**Sealeys Walker Jarvis**  
**184 Parrock Street**  
**Gravesend**  
**Kent**  
**DA12 1EN**  
**[www.sealeys.co.uk](http://www.sealeys.co.uk)**



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.