



PRIME SHOP TO LET E Class Use

UNIT 35 DOCKSIDE OUTLET CENTRE CHATHAM MARITIME, KENT



LOCATION:

Dockside Centre is situated within Chatham Maritime, which is a major waterfront destination in Kent.

The Dockside Centre is situated adjacent to Chatham Maritime Leisure Centre (9 screen Odeon Cinema, Pure Gym and restaurants), as well as the Historic Dockyard and Chatham Marina.

Dockside is anchored by **The Range** (70,000sqft), where other major stores include **Marks & Spencer**, **Choice** and **Clarks**. Recent lettings include Regatta Great Outdoors, Cadbury, Pavers, Klass and Peacocks / Edinburgh Woollen Mill.

The unit is situated at the main entrance adjacent to **Bakers & Baristas**, **McDonalds** and **You Me Sushi**.

THE PROPERTY

The premises provide the following approximate floor areas:

Ground Floor Sales 980sqft 91sqm

LEASE:

The property is available on a new 10 or 15 year effectively full repairing and insuring lease.

RENT:

The rent to be the higher of a base rent of £35,000 or 10% of net sales.

SERVICE CHARGE:

£7,350 per annum.

RATING:

The rateable value is £17,000 (WEF 1st April 2026)

VIEWING:

Please contact this office for further information and viewings:

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GROUND FLOOR



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