



MULTI-AWARD WINNING FORMER CHURCH TO LET SUITABLE FOR A VARIETY OF USES

8,506 Sq Ft (790.21 Sq M)

LEASEHOLD

**SHEERNESS DOCKYARD CHURCH, GARRISON ROAD, SHEERNESS,
KENT ME12 1ED**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



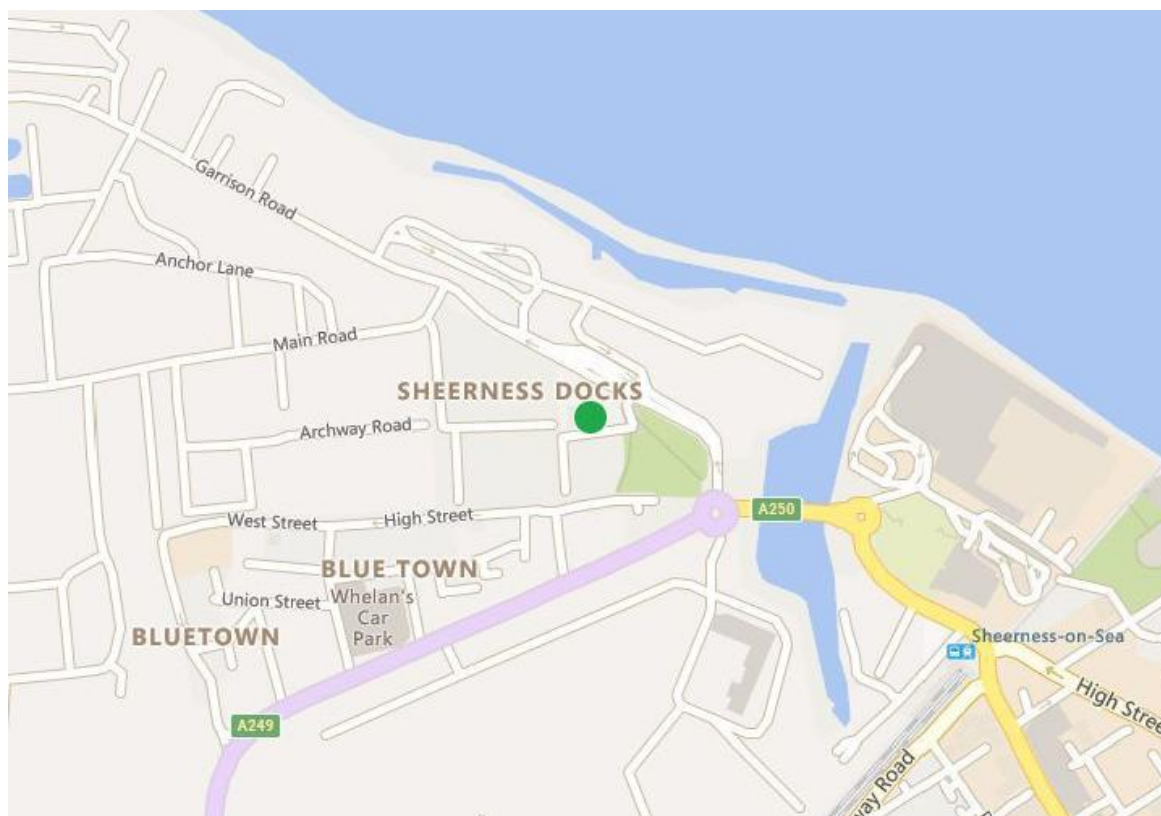
LOCATION:

Sheerness Dockyard Church occupies a prominent position on Garrison Road within the historic former Royal Dockyard at Sheerness, on the Isle of Sheppey in North Kent. The property lies adjacent to the former Royal Naval Dockyard and close to Garrison Point, where the River Medway meets the Thames Estuary.

Road connectivity is centred on the A249, located approximately 3 miles to the south, providing direct access to the M2 (Junction 5) and onward links to the M20

Rail services are available from Sheerness-on-Sea station, situated approximately 0.5 miles to the south east, offering regular services to Sittingbourne where direct connections are available to London St Pancras International and London in under 90 minutes.

Local bus routes provide connections across the Isle of Sheppey, including Queenborough, Minster and Sittingbourne.



DESCRIPTION:

After being badly damaged by a fire in 2001, the £9.5m restoration of this historic landmark was completed in 2023, transforming it into a vibrant community facility. This building has since collected multiple accolades, including several RIBA awards, as well as being named as the 2024 UK Project of the Year by the Royal Institution of Chartered Surveyors (RICS).

The completely refurbished former church premises are currently used as co-working space, cafe and meeting rooms but could be ideal for a number of different social activities or wedding/events venue subject to the usual permissions.

The premises comprise an entrance foyer leading to a main area with a fitted cafe (store and servery) and various meeting rooms. The first floor mezzanine is currently utilized for co-working space.

The furniture and cafe equipment will remain in situ. A full inventory is awaited.

The property benefits from male and female public WC facilities, gas fired central heating and security systems. Parking for numerous vehicles is to the rear including EV charging points. Further parking could be made available for events to the front as well as grassed/landscaped areas potentially for outdoor events.

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ACCOMMODATION:

All areas are approximate and net internal:

Ground Floor -

Foyer:	536 sq ft	(49.84 sq m)
Main Hall:	4,282 sq ft	(397.85 sq m)
Including:		
Meeting Room 1:	198 sq ft	(18.4 sq m)
Meeting Room 2:	407 sq ft	(37.81 sq m)
Meeting Room 3:	182 sq ft	(16.88 sq m)
Cafe Prep Room:	217 sq ft	(20.14 sq m)

Additional:

Stage:	294 sq ft	(27.3 sq m)
Total Ground Floor:	5,112 sq ft	(474.9 sq m)
First Floor Mezzanine:	2,390 sq ft	(222.08 sq m)
Total NIA:	7,502 sq ft	(696.96 sq m)

TERMS:

The property is available to let on a new lease for a term to be agreed.

RENT:

£55,000 per annum exclusive

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Description: Offices and premises
Rateable Value (2026): £34,750
UBR in £: 43.2p

Please enquire for further details about the potential business rates payable.

EPC:

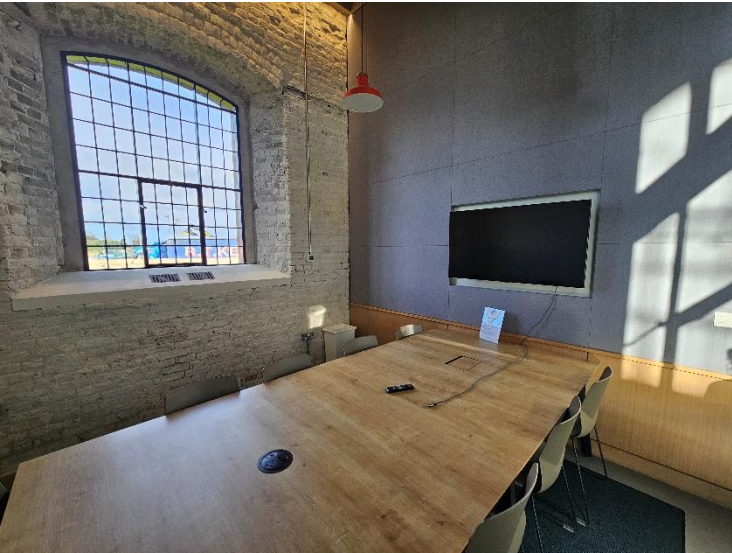
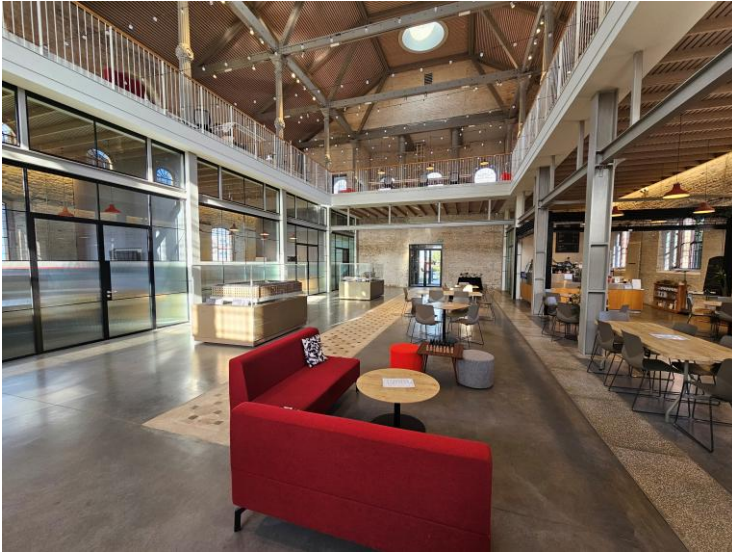
The Energy Performance Asset Rating for this property is awaited.

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

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- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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