



**26-30 London Road, Cowplain, Waterlooville, PO8 8DL**

Medical Use Property Available

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,933 to 3,721 sq ft / 272.48 to 345.69 sq m
<b>Rent</b>	£16 per sq ft
<b>Service Charge</b>	£16,105.29 per annum
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	B (49)

### Key Points

- Public Medial Centre
- Accessible Location
- Parking
- Modern Building
- First Floor



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### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Reception	591	54.91	Available
1st - Consultation rooms 1-8	1,417	131.64	Available
1st - Lab 1	301	27.96	Available
1st - Lab 2	332	30.84	Available
1st - Clean Room	96	8.92	Available
1st - Dirty Room	66	6.13	Available
<b>Total</b>	<b>2,803</b>	<b>260.40</b>	

### Description

The Oaks is a public medical centre situated on London Road, Waterlooville. The property lends itself to a medical practice for the public, in a building of modern design with parking.

The parts available are based on the first floor, with access via stairs or lift. The floor has a reception and waiting area, staff kitchen, 7 consultation rooms, a counselling room, 2 labs, a clean room, and a dirty room. There is additional space for further waiting areas.

### Location

The premises are situated on the eastern side of London Road in the centre of Cowplain. Cowplain is situated on the A3 and is 1/2 mile north of Waterlooville with good transport links to Petersfield to the north and Portsmouth to the south, via the A3(M).

### Terms

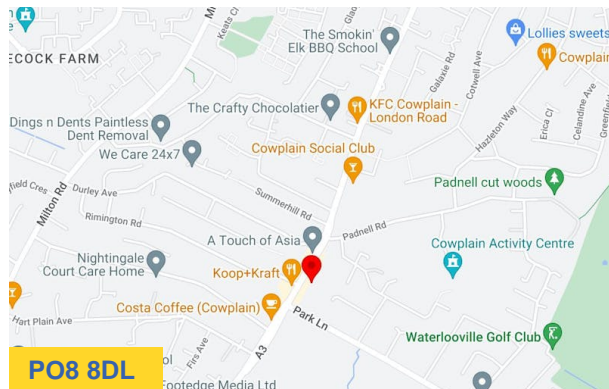
Available by way of a new full repairing & insuring lease for a term to be agreed, at rent of £16 p sq ft.

### Viewings

Strictly with Holloway Iliffe & Mitchell - 02392 377 800

### Other Costs

- Service Charge - £16,105.29 pa for the current term.
- Buildings Insurance £3,879.04 pa for the current term, will be payable by the tenant.
- Legal Costs - Each party will bare their own costs.
- VAT - The property is elected for VAT.



### Viewing & Further Information

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