



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

Medical Use Property Available

### Summary

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

### Key Points

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



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## 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).

## 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>	

## Viewings

Strictly with Holloway Iliffe & Mitchell - 02392 377 800

## Terms

Available by way of a new full repairing & insuring lease for a term to be agreed, at rent of £20 p sq ft.

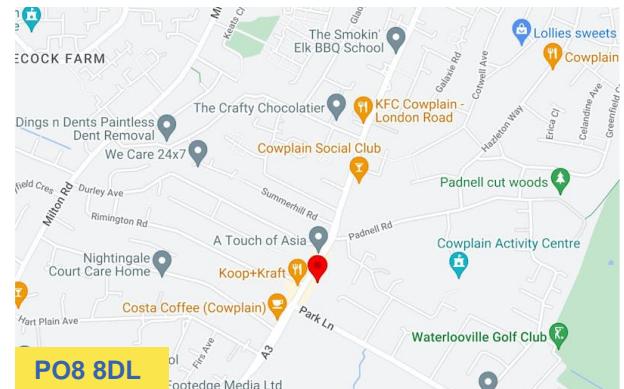
## Other Costs

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 bear their own costs.

VAT - The property is elected for VAT.



## Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

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