



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
Total	2,803	260.40	

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.

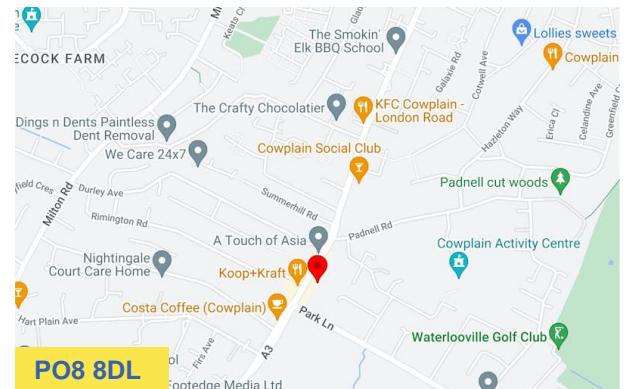
Other Costs

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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