



MEDICAL CENTRE / HEALTHCARE BUILDING 510.02 SqM (5,490 SqFt)

Healthcare

To Let

Available from Q2 2024

Medical Centre/Health
Services Use

2-storey purpose built
surgery

Parking for 25 cars

Conveniently located on the
old A11 between Norwich and
Wymondham

Fast expanding market town
with population of 17,000

Unit 12 Elm Farm Business Park, Norwich Common,
Wymondham, Norfolk NR18 0SW

The Property is situated on the old A11 between Hethersett and Wymondham, approximately 6 miles west of Norwich and within 1.5 miles of the main trunk road (at Wymondham). The property therefore provides excellent access to the main A11 and from there to the Norwich southern Bypass.

Description

Elm Farm Business Park is an attractive, mixed-use business park with existing offices, 2 new terraces of small light industrial units (currently under construction) and a new doctors' surgery.

The new Medical Centre/Health Services building is currently under construction and will be **available from Q2 2024**

The ground floor will comprise a reception/admin area, medical records room, seating and waiting areas, 4 consultation rooms, and 2 nurses rooms. On the first floor are further consultation rooms, staff admin and amenity facilities.

Externally, the property is served by 25 car parking spaces, 3 disabled spaces and 10 cycle spaces.

The building has been designed to reflect the traditional appearance of the existing farm buildings which have been converted to offices.

Units 1-11 are new light industrial/warehouse units ranging in size from 1,500 to 2,282 sq ft due to complete at the end of 2023. Please contact the agents for further information.

Accommodation

Total approximate floor area:- 510 sq m (5,490 sq ft) (subject to measurement on completion)

Terms

A new full repairing and insuring lease is available for a term to be agreed. Rent upon application.

Business Rates

To be assessed upon completion.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC Rating of: TBC

Viewing and further information

Strictly by appointment with the joint sole agents:

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SUBJECT TO CONTRACT -

