Arnolds | Keys

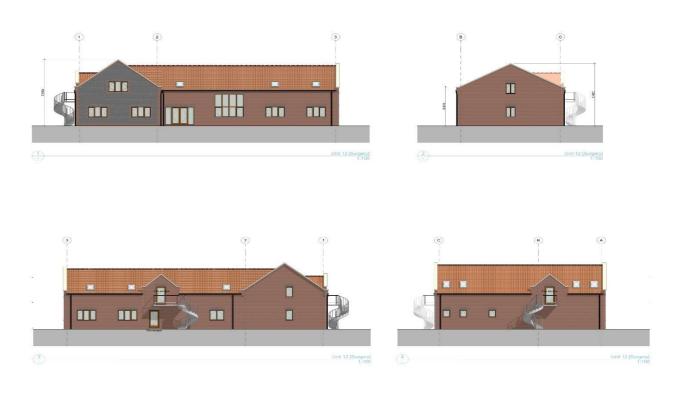


N

oad with strip of granite

5.50

B1172NO



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

	vailable from Q2 2024	Unit 12 Eln Wymondha
	ledical Centre/Health ervices Use	
	-storey purpose built urgery	The Property is si Wymondham, app of the main trunk excellent access t Bypass.
Р	arking for 25 cars	
0	onveniently located on the Id A11 between Norwich and <i>l</i> ymondham	
	ast expanding market town /ith population of 17,000	





Available from Q2 2024
Medical Centre/Health Services Use
2-storey purpose built surgery
Parking for 25 cars



Note: Amolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and other details are given without responsibility and any interactions or elesses should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Amolds has any authority to make or give any representation or waranty whatever in relation to this property. Healthcare

To Let

m Farm Business Park, Norwich Common, am, Norfolk NR18 0SW

situated on the old A11 between Hethersett and proximately 6 miles west of Norwich and within 1.5 miles road (at Wymondham). The property therefore provides to the main A11 and from there to the Norwich southern





Unit 12 Elm Farm Business Park, Norwich Common, Wymondham, Norfolk

Description

Elm Farm Business Park is an attractive, mixeduse 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:

Arnolds Keys 01603 620551

Nick O'Leary 07725 372577 nick.oleary@arnoldskeys.com

Harry Downing 01603 216 806 harry.downing@arnoldskeys.com

Joint agents

Chris Squirrell 01603 229323 Chris.squirrell@bidwells.co.uk

Will Jones 01603 229321 William.jones@bidwells.co.uk

SUBJECT TO CONTRACT -

Arnolds | Keys



