



RENT £650-£700 PCM

SITUATION AND DESCRIPTION

The property is located on Westborough Road at its junction with Tintern Avenue and comprises a former doctor's surgery which has been extensively refurbished by our clients for use as a family wellbeing hub and therapeutic centre. There are a mix of individual rooms available to let on a flexible lease or alternatively on a session-by-session basis

The mission and purpose of the semi-serviced building is to provide wellbeing support and activities for children, young people and families. The space will therefore particularly suit charitable, not-for-profit and private organisations working in this and associated areas.

There is a car parking behind for use on a first come first serves basis. Additional recreational/activities space which may be available out of hours (weekends and evening) for other uses such as dance schools, yoga classes, seminars etc.

ACCOMMODATION

RECEPTION with entrance off Westborough Road
COMMUNAL HALL / RECREATION AND ACTIVITIES SPACE -
745 SQ.FT.

GROUND FLOOR
DISABLED W.C.
ROOM 5: 9'5 X 8'7"

FIRST FLOOR
ROOM 7: 13'9" x 15'3"
ROOM 8: 16'4" x 12'1"

BATHROOM - 3 piece white suite
KITCHEN 10'8" x 12'9" fitted and for use by all users of the
building
Fire exit door to rear

EXTERNALLY
REAR CAR PARK- approached from Tintern Avenue

DESCRIPTION

A former doctor's surgery - refurbished for community use
(D1 use)

RATEABLE VALUE

Business rates are included in the rent

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The offices are available on a simple form of lease for a
term to be agreed.

GROUND FLOOR
Room 5: £650 PCM

FIRST FLOOR
Room 7 - £700 PCM
Room 8 - £700 PCM

EXTERNALLY
REAR CAR PARK (approached from Tintern Avenue)

VIEWING

Strictly by prior telephone appointment with Hair and Son:
01702 394959 (Option 3)

Hair & Son – 01702 394959 (Option 3)

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.
Photos are for representation only and do not imply the inclusion of fixtures or fittings.
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)
More than an estate agent
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