



Property Services

QUEEN MARY'S HOSPITAL

ROEHAMPTON LANE, LONDON



1ST FLOOR AVAILABLE TO LET

Executive Summary



- A very rare opportunity to acquire continuous floor space within Queen Mary's Hospital, Roehampton.
- The space lends itself well to a range of clinical and care uses.
- Located within the heart of Southwest London, with excellent connectivity to central London, Richmond, and Putney.
- C2 consented space offers up to c.38,000 sqft NIA across the entirety of the first floor.
- Currently configured with 66 bedrooms and consulting space, which could be white-boxed, subject to contract.
- Potential to carve out dedicated car parking within the 236 space car park.

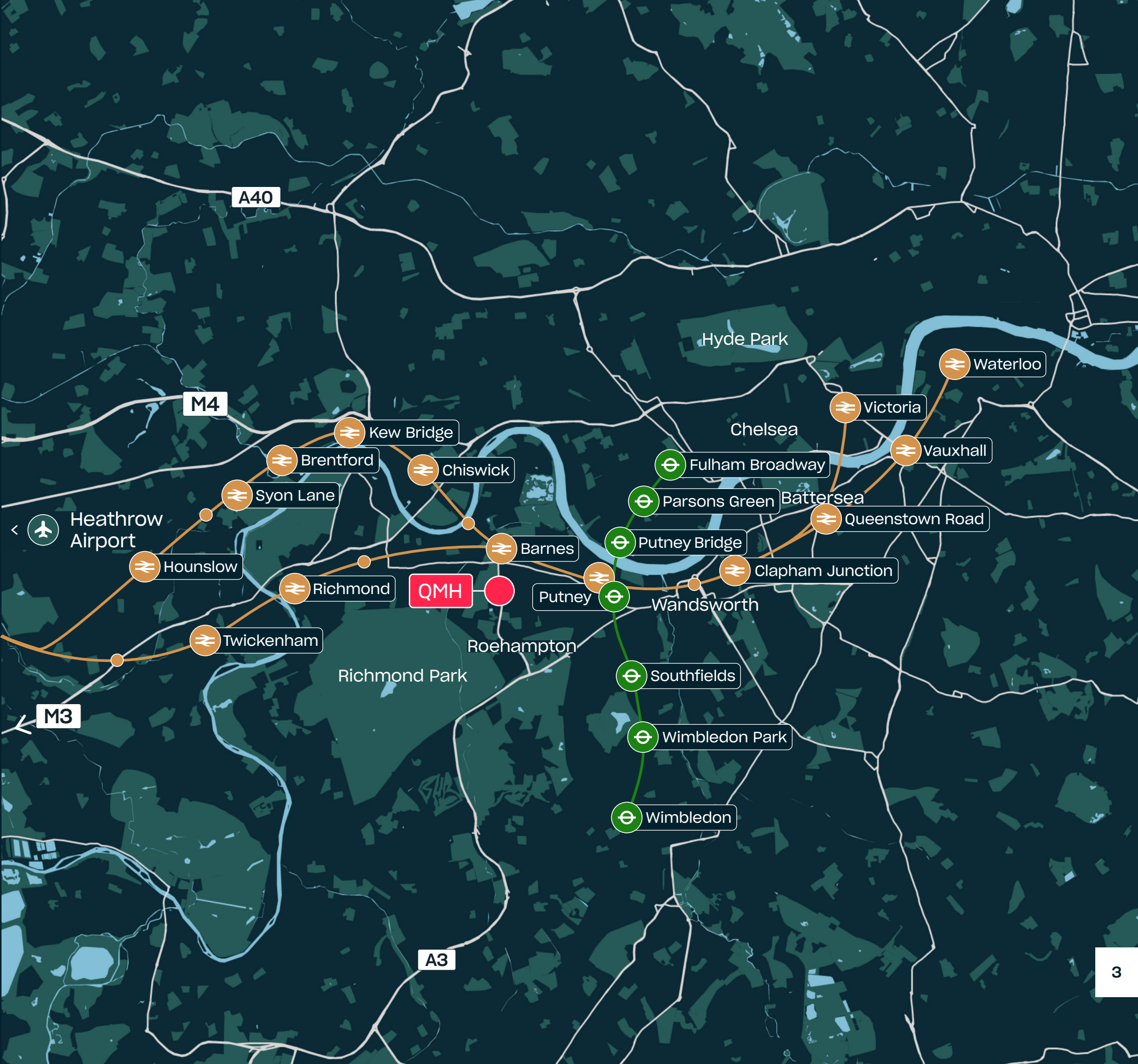
Location & Connectivity



Queen Mary's Hospital (QMH) sits on Roehampton Lane (A306) in Southwest London between Richmond and Putney. Roehampton Lane connects to the A3 less than 1 mile from QMH, which links central London all the way to Portsmouth. The hospital is also strategically placed close to the M4/ M3 corridors and Surrey, providing suitable access for patients, staff, and international arrivals from Heathrow International Airport, just 12 miles away.

The nearest train station is Barnes (1.3 miles) which services Southwestern Rail connecting Roehampton to Waterloo, with Putney Station also nearby, providing direct access through central London via the District Line.

The bus stop, directly opposite the hospital's main entrance, services seven different bus routes which connect directly to Barnes and Putney Bridge Station, providing connection to Central London.

Directly across the road from the hospital sits the University of Roehampton which has the potential to provide tenants with a skilled talent pool, increased footfall and research collaboration.



-  Southwestern Railway
-  District Line

Railway lines are indicative only and do not cover the full extent of the network

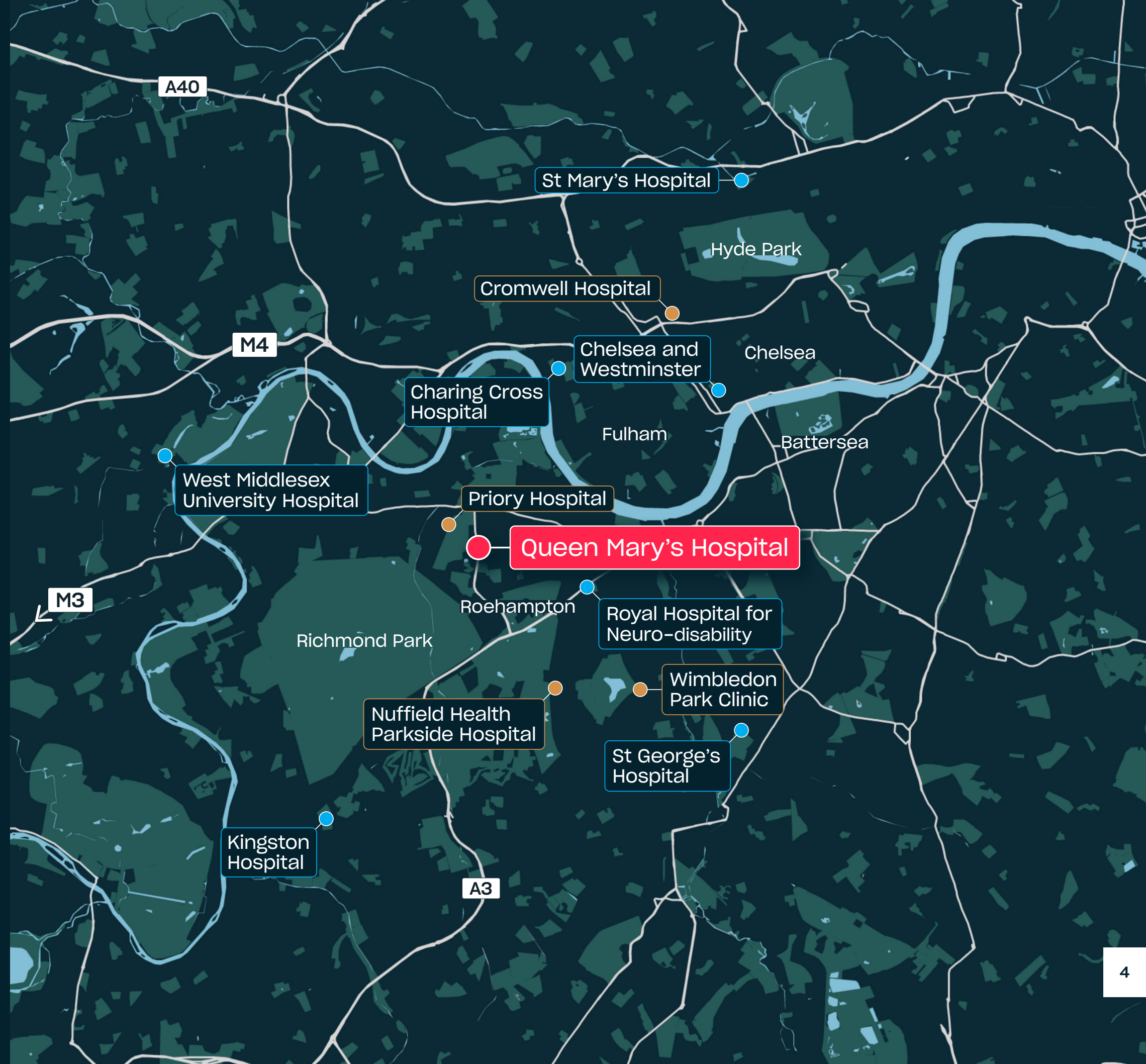
London Hospitals

Nearby NHS hospitals include the Royal Hospital for Neuro-disability, Kingston, Charing Cross, and St Georges Hospital, the latter being the largest hospital in the Southwest with 1,300 beds.

Private operators in the Southwest include the Priory Hospital and the Huntercombe Hospital, providing mental health services within 1 mile of Queen Mary's Hospital. Nuffield Health Parkside Hospital is located opposite Wimbledon Park less than 3 miles South.

The demographic area has a total population of approximately 362,000 residents, with the most prominent age group being 25-29. The average purchasing power per capita is approximately 184% above national average, indicating a highly affluent community.

- NHS Hospital
- Private Hospital



Property Overview

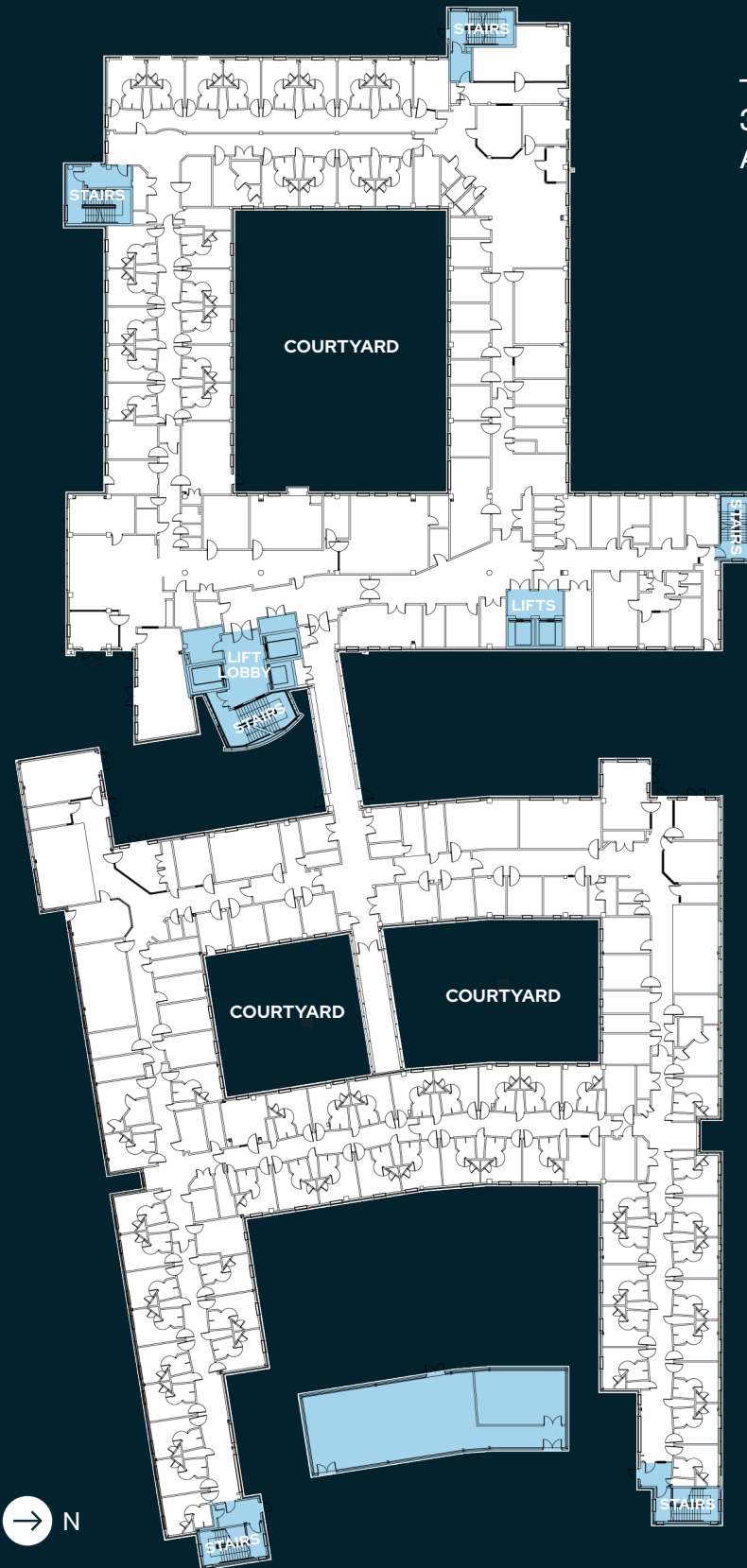
Queen Mary's Hospital was founded in 1915 primarily to service wounded soldiers during the first World War, before becoming a world-renowned specialist care center for limb fitting and amputee rehabilitation.

It became part of the NHS in 1961 and is run by the St George's University Hospital NHS Foundation Trust.

In 2004, the hospital underwent an extensive redevelopment program under the Private Finance Initiative and the hospital reopened in 2006 comprising approximately 200,000 sqft across lower ground, ground, first, second, and third floors.

Queen Mary's Hospital currently provides acute care, rehabilitation, outpatient treatment and other clinical services.

First Floor Plan
Current Configuration



37,915 sq ft
Available



First Floor Accommodation

The second floor at Queen Mary's Hospital comprises c.38,000 sqft (NIA) of C2 consented space, available on vacant possession.

The extensive rebuild program provides tenants with a practical and fully functioning hospital, benefitting from the services already provided.

The previous tenant was a mental health provider and as such, the current layout is suited to this specialty with 66 bedrooms across the floor. However, NHS PS are open to discussing options to deliver the premises in a white-box specification.

Direct lift access from the main ground floor reception provides an easy patient pathway. There is also potential, subject to contract, to dedicate a lift to the second-floor tenant or even create private access.

The floor layout includes three internal courtyard areas which could be transformed into attractive outdoor breakout spaces or relaxation areas to enhance the working environment.



General Info

Rent

On application

VAT Status

The property is elected for VAT

Service Charge

Tenant will pay fair apportionment of the service charges

Business Rates

Tenant will be responsible for paying business rates

Car Parking

Spaces available subject to contract.

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