



PRIORY MEDICAL CENTRE

2ND FLOOR PRIORY HEALTH PARK WELLS BA5 1XJ



TO LET

Newly refurbished high quality offices located on an attractive business park

PRIORY MEDICAL CENTRE



LOCATION

Priory Health Park is situated in the historical city of Wells, the smallest city in England. The city is known for its attractive period properties, Cathedral and moated Bishops Palace.

The cities of Bristol and Bath are located approximately 20 miles to the North and the M5 motorway being located 19 miles to the West. Nearby Castle Carey railway station provides regular mainline rail links to London Paddington with the fastest journey taking approximately 1 hour and 30 minutes. Bristol Airport is also in close proximity located some 17 miles away.

DESCRIPTION

Priory Medical centre is situated on Priory Health Park, a business park developed around a former workhouse and now providing a range of buildings all set within attractive surroundings.

The buildings provide recently refurbished modern office space accessed via a shared reception and benefitting from the following specification:

- Open plan floor plate
- Suspended ceilings incorporating LG3 lighting
- Double glazed windows
- Passenger Lift
- Central heating system
- WC and kitchen facilities

ACCOMMODATION

We understand that the accommodation comprises the following approximate floor areas:

Floor	Sq ft	Sq m
Second	5,608	521.00

The floor benefits from 10 car parking spaces along with use of communal visitor space with 90 minute maximum stay.

AVAILABILITY

The property is available by way of a new full repairing and insuring lease, by way of a service charge.

RENT

Rent available on application.

SERVICE CHARGE

A service charge is payable for the maintenance of the common areas.

RATEABLE VALUE

Interested parties are advised to make their own enquiries in respect of business rates.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

Rated C-56.

VAT

All figures quoted in these details are exclusive of VAT whether or not chargeable.



VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent:



Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. GVA Hollister 1648 06/15.