



## St Clements Medical Centre

Upper Brook Street, Winchester, SO23 8DG

**CLASS E/HEALTHCARE  
PREMISES  
SUITES OF 538 SQ FT (50  
SQ M) AND 1,400 SQ FT  
(130 SQ M)**

**538 to 1,938 sq ft**  
(49.98 to 180.05 sq m)

- Prominent City Centre location
- Brand new medical centre
- Ground or first floor suites available
- Fully serviced and customizable shell
- Potential for a wide range of health uses

# St Clements Medical Centre, Upper Brook Street, Winchester, SO23 8DG

## Summary

<b>Available Size</b>	538 to 1,938 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	To be assessed
<b>Service Charge</b>	TBC
<b>EPC Rating</b>	A (18)

## Description

St Clements Medical Centre comprises a brand new three storey purpose-built health centre which will benefit from three egress points offering private and shared access. The shell space is fully serviced and customizable for a wide range of ancillary health uses, with the construction completed at the end of 2024.

Most of the development is occupied by the GP surgery which has circa 16,000 registered patients, but approximately 1,938 sq ft of shell space is available across two suites.

## Location

The property is prominently located in central Winchester, off Upper Brook Street, adjacent to the Hope Church, and opposite the Brooks Shopping Centre, where many national and local retailers are trading. Winchester is an historic and thriving Cathedral City, situated approximately 12 miles north of Southampton and benefitting from excellent communications via Junctions 9, 10 and 11 of the M3, which provide access to London, South Coast, and the Midlands via the A34.

Winchester enjoys a regular commuter rail service to London Waterloo with a fastest journey time of approximately 60 minutes. The station is circa 0.5 miles from the medical centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	538	49.98	Available
1st	1,400	130.06	Available
<b>Total</b>	<b>1,938</b>	<b>180.04</b>	

## Terms

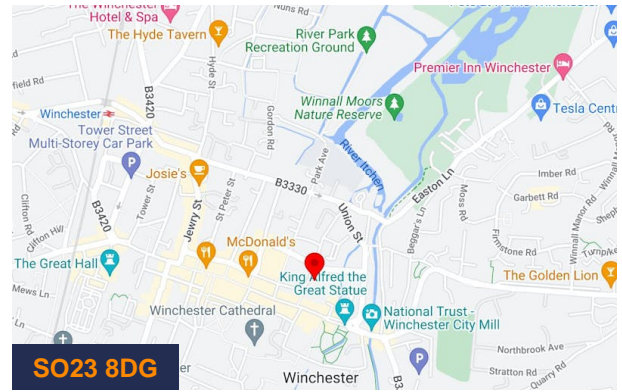
New effectively full repairing and insuring leases via a service charge are available on terms by negotiation.

## Legal Fees

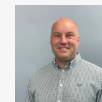
Each party to pay own.

## Viewings

Strictly by appointment with the sole agents.



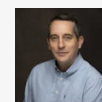
## Viewing & Further Information



### Andy Gibbs

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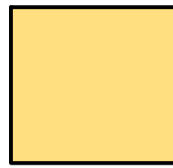

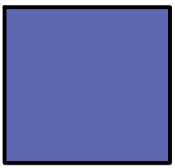
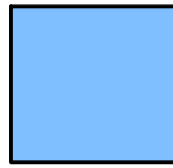
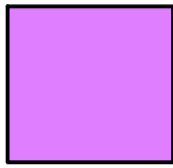
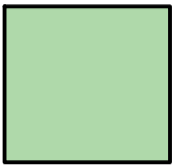


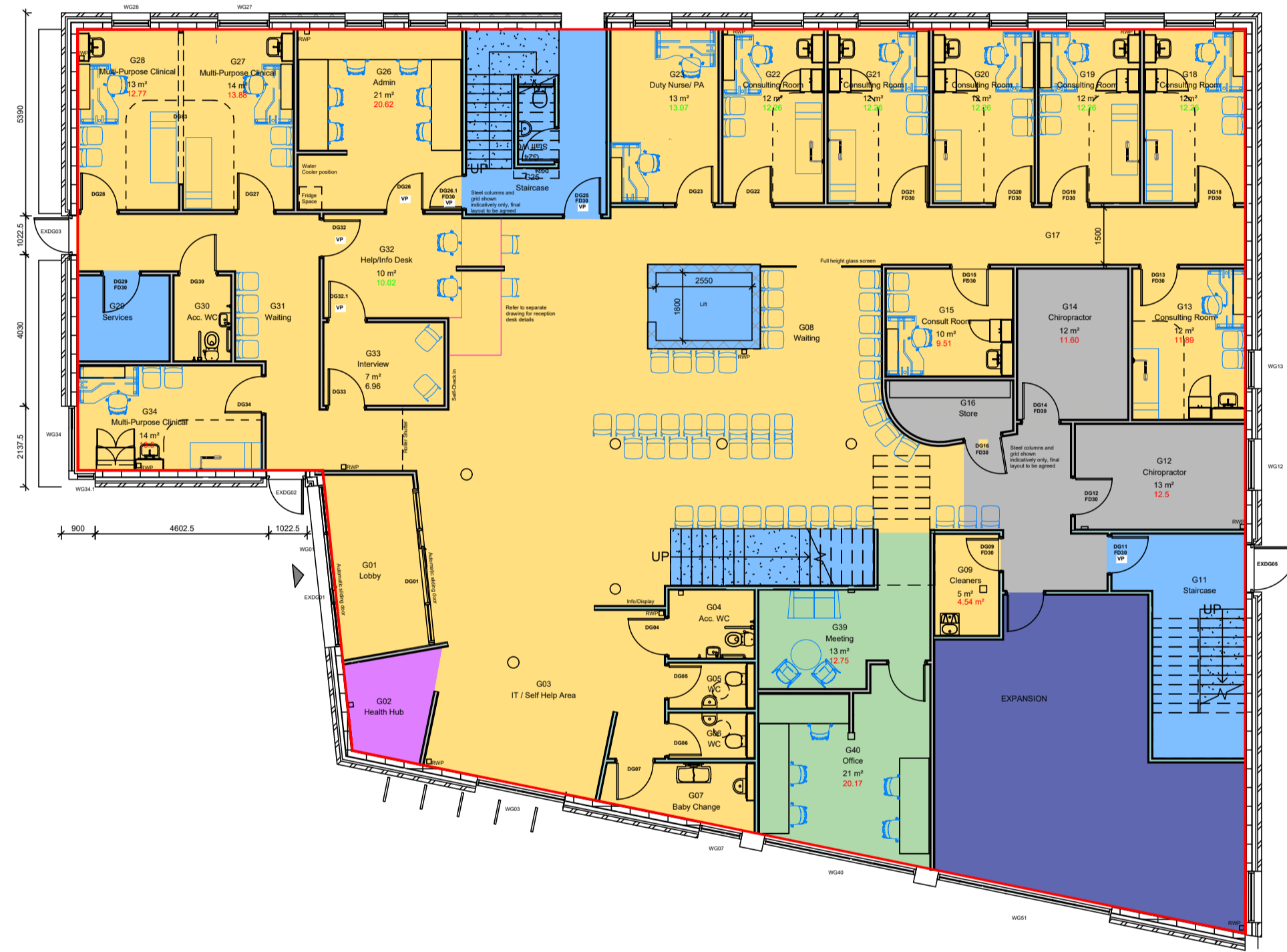
### Russell Ware

01256 840777 | 07747 846422

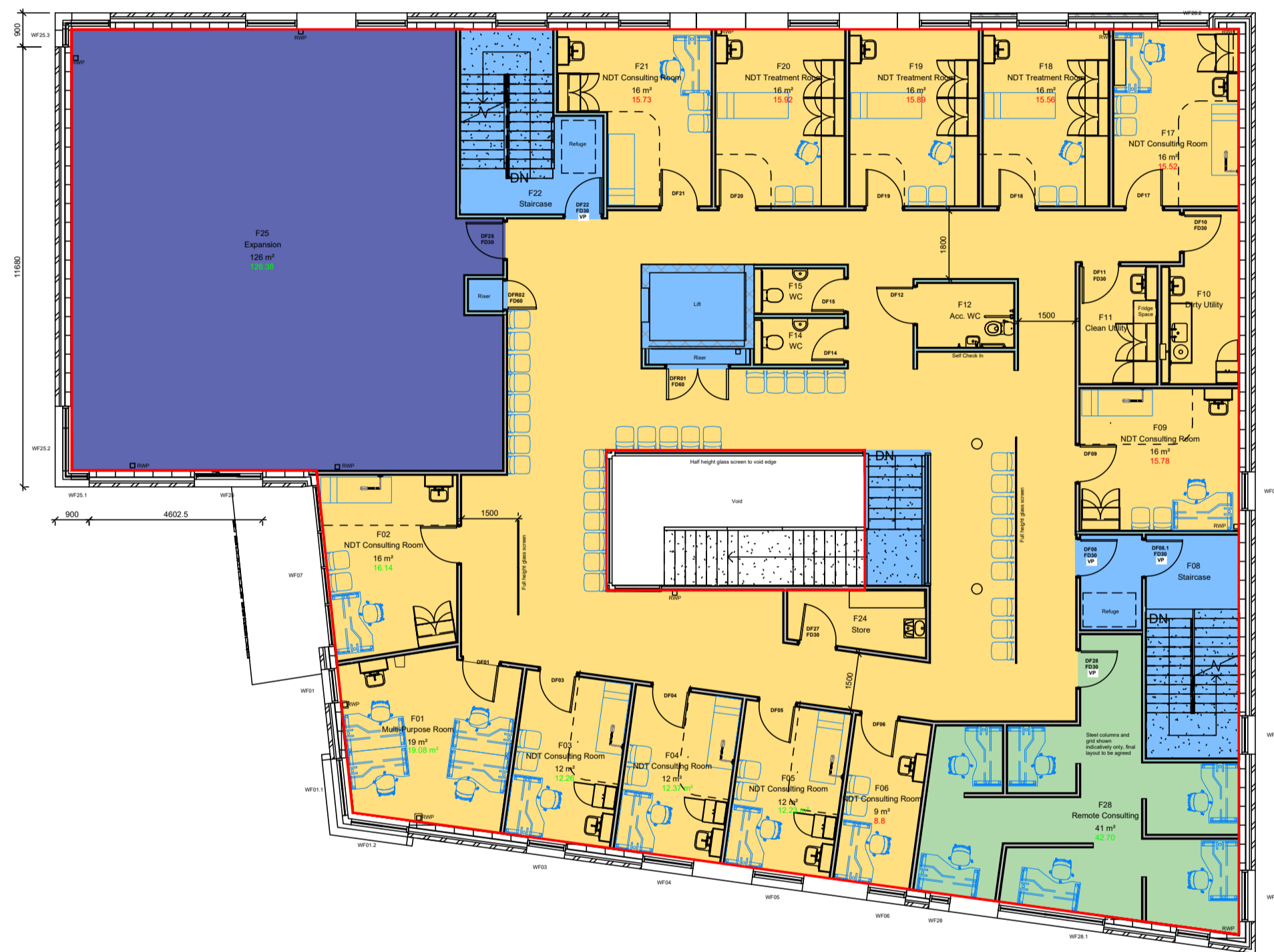
Russell.Ware@bdt.uk.com

TOTAL GIA 1509.1 sqm  
 Medical GIA 1327.9 sqm

 RENTABLE 1014.4 sqm	 CHIROPRACTOR 43.4 sqm	 EXPANSION 181.2 sqm
 COMMUNAL SPACE 186.1 sqm	 HEALTH HUB 5.9 sqm	 PCN 78.1 sqm



2 GROUND FLOOR  
 NTS

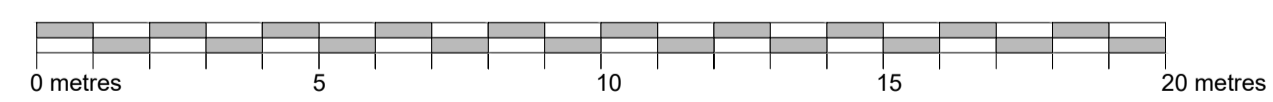


3 FIRST FLOOR  
 NTS



4 SECOND FLOOR  
 NTS

1 AAP / GN  
 NTS



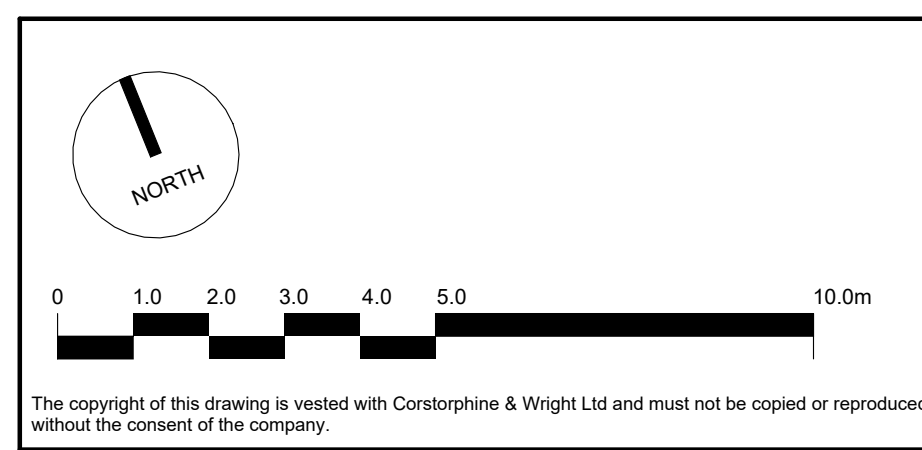
<p>The copyright of this drawing is vested with Corstorphine &amp; Wright Ltd and must not be copied or reproduced without the consent of the company.</p>	Rev. Description		Date	Drw. Chk.	Client ASSURA	<p>Project St. Clements WINCHESTER</p> <p>Drawing Title AREA APPORTIONMENT and GROSS TO NET</p> <p>Drawing Status LEGAL</p>	<p>Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926 658 444 corstorphine-wright.com</p>	Drawing No. 1995-AAP GN	Revision 00
	Drawn	Checked	Paper Size	Scale	Date			<p>SJW</p> <p>JA</p> <p>A1</p> <p>NTS</p> <p>22.02.23</p>	



**Proposed Ground Floor Plan**  
1 : 100



**Proposed First Floor Plan**  
1 : 100



Rev.	Description	Date	Drw.	Chk.

Client: Assura		<b>Corstorphine &amp; Wright</b>	
Project: St Clements, Winchester Medical Centre			
Drawing Title: Ground & First Floor Expansion		Tamworth Studio 5 Aldergate, Tamworth, B79 7DJ 01827 671 23 <a href="http://corstorphine-wright.com">corstorphine-wright.com</a>	
Drawing Status: CONSTRUCTION		Drawing No. 1995-2900	Revision
Drawn JA	Checked SJW	Paper Size A1	Scale 1 : 100
		Date 19/11/21	