

gth



TO LET—Offices with Class E Use

Second Floor, Priory Medical Centre, Wells

gth.net

Second Floor, Priory Medical Centre, Glastonbury Road, Wells, BA5 1XJ

- Recently refurbished offices.
- The offices provide air conditioning, staff amenities and lift access.
- 10 allocated parking spaces plus visitor parking.
- Total Floor Area 521 sq m / 5,608 sq ft.

Guide Rent: £78,250 per annum

Location

The property is located on Priory Health Park on Glastonbury Road close to Wells' city centre. Nearby occupiers include Wells City Pharmacy, Somerset NHS Foundation Trust, City Practice, Wells Health Centre, NHS Property Services, and Magna Healthcare.

Wells has a population of approximately 12,000 residents and offers a diverse range of amenities and facilities.

Description

A modern medical centre close to Wells' city centre with 10 allocated parking spaces plus visitor parking.

The second floor is currently laid out as modern offices which could be used under any use within Class E. The offices are predominantly open plan with a number of cellular offices and meeting rooms partitioned off with glazing. The offices provide central heating, air conditioning, ceiling grid with inset lighting. The offices are accessed via a stairwell or lift.



Accommodation

We have measured the commercial areas on the net internal basis and obtained the following:

Total	521.00 sq m	5,608 sq ft
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EPC

The property has an asset rating of B(42).

Rateable Value

Having checked the valuation office's website, we understand the offices have a rateable value of £37,250 with part of the property being exempt. The property may need to be re-assessed depending on type of occupier accepted.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Tenure

The property is available via an effective FRI lease by way of a service charge for a term by arrangement at a guide rent of £78,250 per annum.

A service charge is levied for the maintenance, repair and communal facilities provided at a cost of £17,908.98 for 2025

The logo for Greenslade Taylor Hunt (gth) is displayed in white lowercase letters on a red rectangular background.

Greenslade
Taylor Hunt



VAT
We are advised the property is registered for VAT, therefore VAT will be payable on the rent and service charge.

Viewing
Strictly by appointment with Greenslade Taylor Hunt.
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