



St Clements Medical Centre - 1st Floor Suite

Upper Brook Street, Winchester, SO23 8DG

CLASS E/HEALTHCARE PREMISES

1,400 sq ft
(130.06 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

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Summary

Available Size	1,400 sq ft
Business Rates	To be assessed
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	A (18)

Description

St Clements Medical Centre comprises a brand new three storey purpose-built health centre which benefits from three egress points offering private and shared access. The shell space is fully serviced and customizable for a wide range of health uses. 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 benefiting 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.

Viewings

Strictly by appointment with the sole agents.

Terms

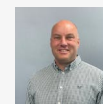
A new effectively full repairing and insuring lease via a service charge is available on terms by negotiation.

Legal Fees

Each party to pay own.

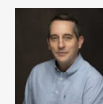


Viewing & Further Information



Andy Gibbs

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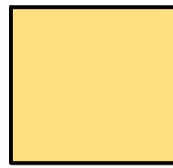

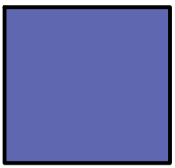
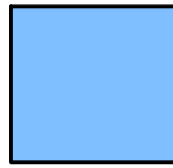
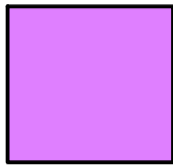
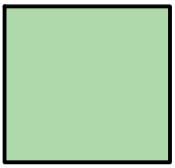


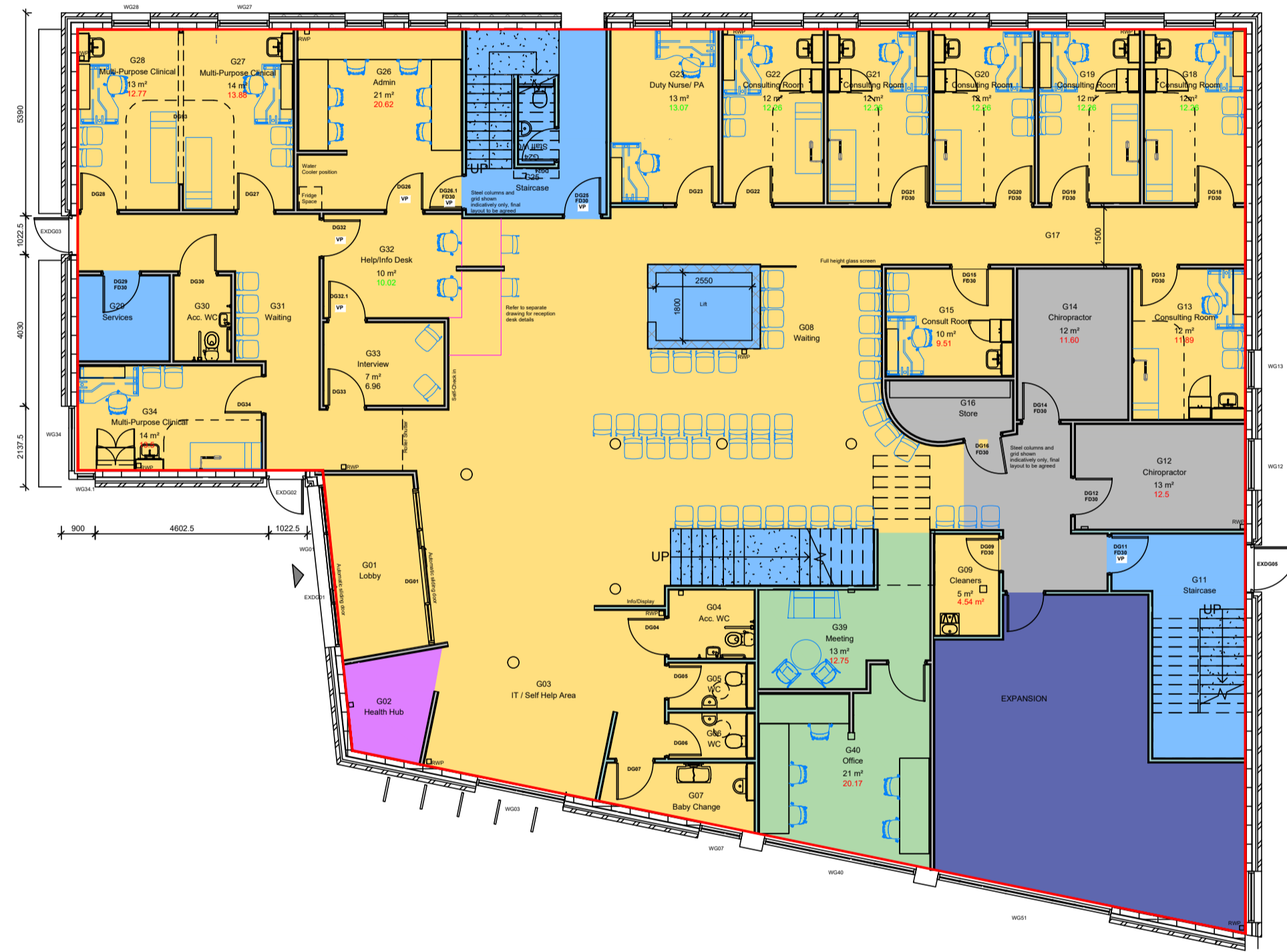
Russell Ware

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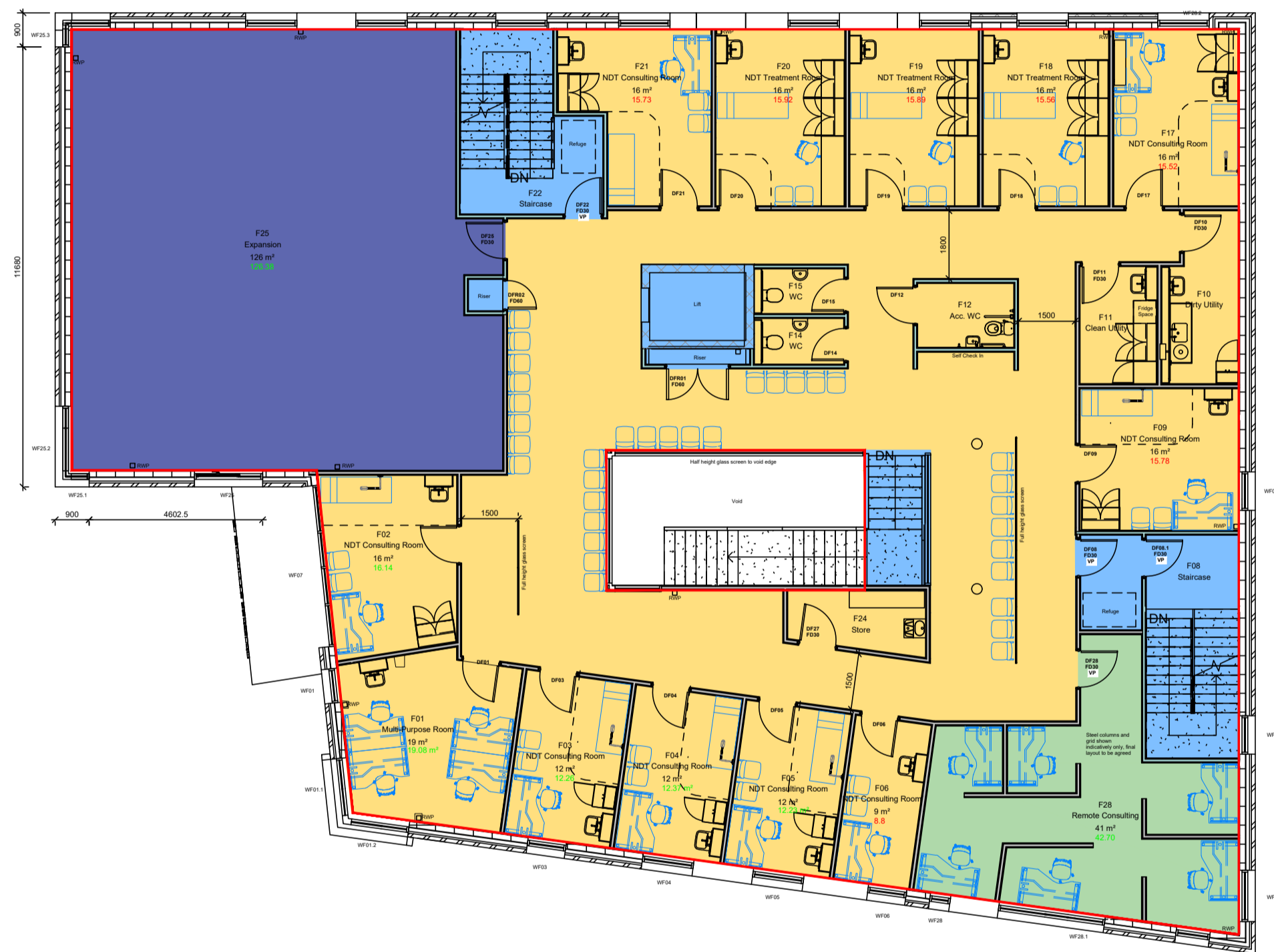


TOTAL GIA 1509.1 sqm
 Medical GIA 1327.9 sqm

 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



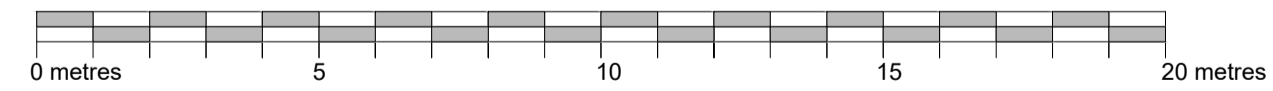
2 GROUND FLOOR
 NTS



3 FIRST FLOOR
 NTS



4 SECOND FLOOR
 NTS



1 AAP / GN
 NTS

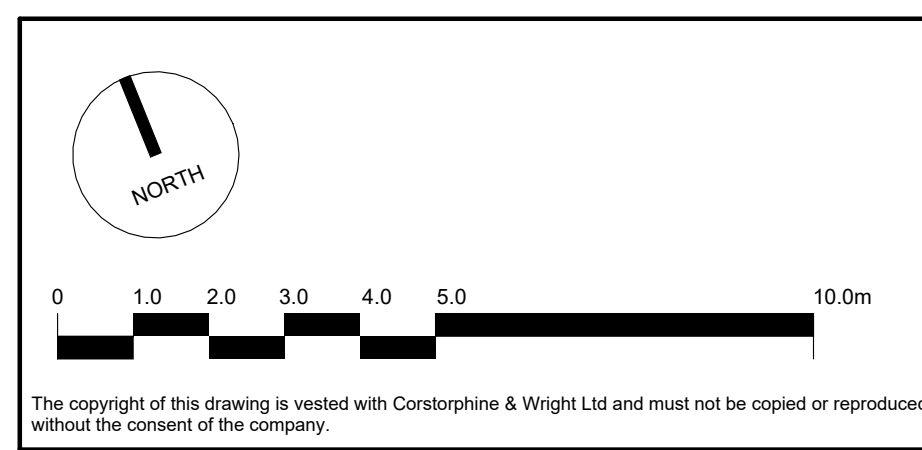
<p>The copyright of this drawing is vested with Corstorphine & Wright Ltd and must not be copied or reproduced without the consent of the company.</p>	<p>Rev. Description Date Draw. Chk.</p>	<p>Client ASSURA</p>	<p>Corstorphine & Wright Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926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



Proposed Ground Floor Plan
1 : 100



Proposed First Floor Plan
1 : 100



Rev.	Description	Date	Drawn	Checked

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