



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 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.

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
01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com



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

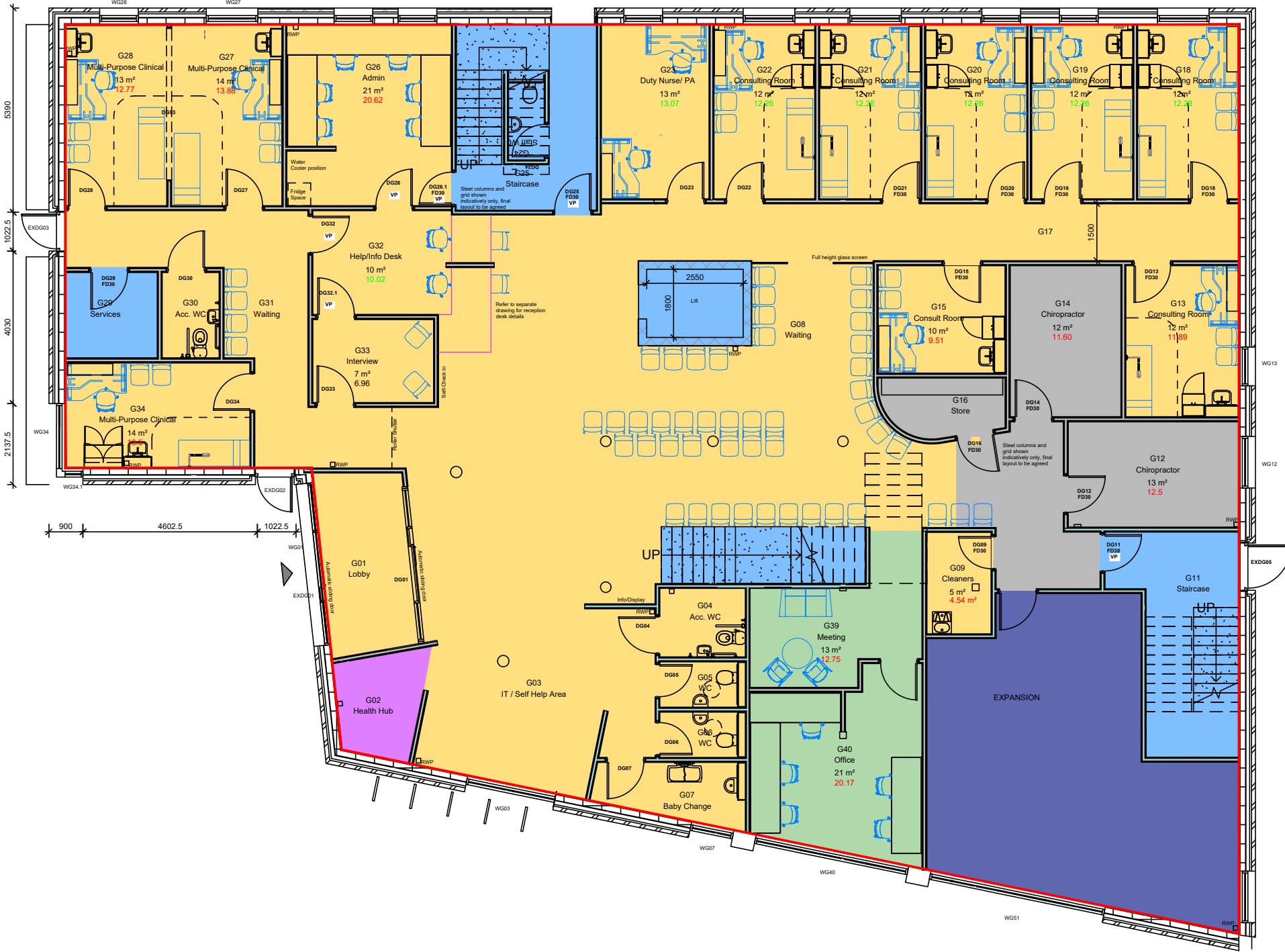
CHIROPRACTOR
43.4 sqm

EXPANSION 181.2 sqm

COMMUNAL
SPACE 186.1 sqm

HEALTH HUB
5.9 sqm

PCN
78.1 sqm



2 GROUND FLOOR
NTS

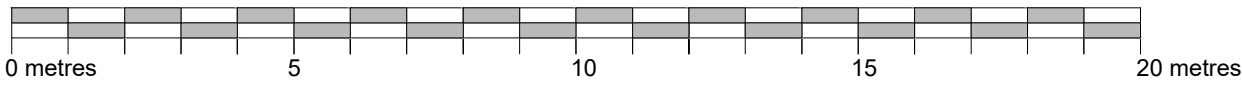


3 FIRST FLOOR
NTS



4 SECOND FLOOR
NTS

1 AAP / GN
NTS



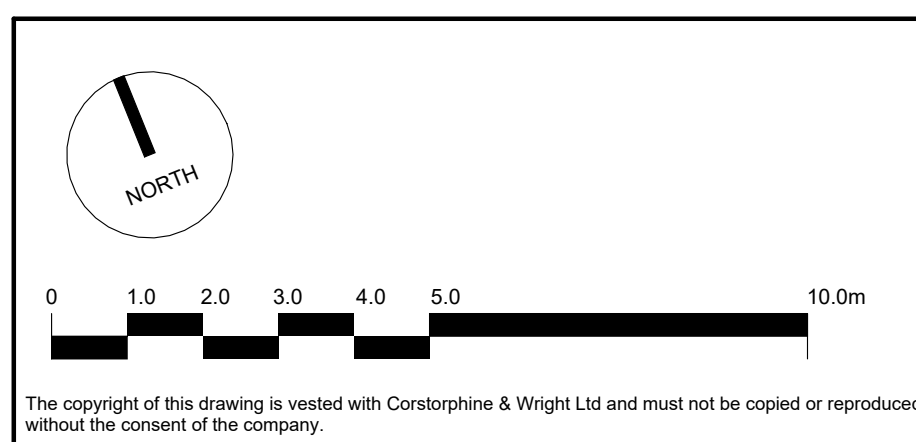
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Proposed Ground Floor Plan
1 : 100



Proposed First Floor Plan
1 : 100



Client: Assura Project: St Clements, Winchester Medical Centre Drawing Title: Ground & First Floor Expansion Drawing Status: CONSTRUCTION				Corstorphine & Wright Tamworth Studio 5 Aldergate, Tamworth, B79 7DU 01827 871 23 corstorphine-wright.com Drawing No. 1995-2900 Scale 1 : 100 Date 19/11/21			
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