



St Clements Medical Centre Ground Floor Suite

Upper Brook Street, Winchester, SO23 8DG

CLASS E/HEALTHCARE PREMISES

538 sq ft
(49.98 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	538 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 ancillary 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



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TOTAL GIA 1509.1 sqm
Medical GIA 1327.9 sqm

RENTABLE
1014.4 sqm

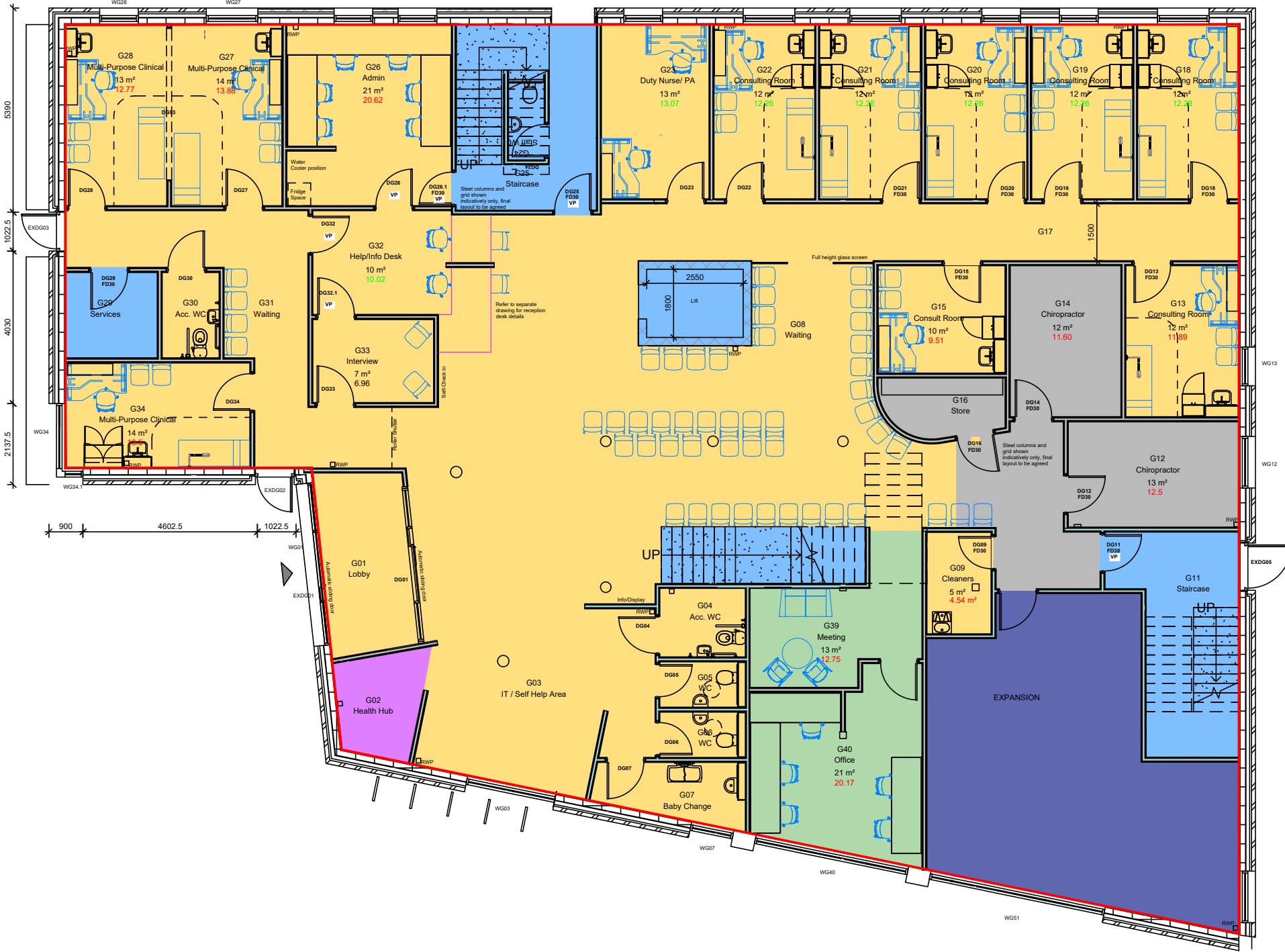
CHIROPRACTOR
43.4 sqm

EXPANSION 181.2 sqm

COMMUNAL
SPACE 186.1 sqm

HEALTH HUB
5.9 sqm

PCN
78.1 sqm



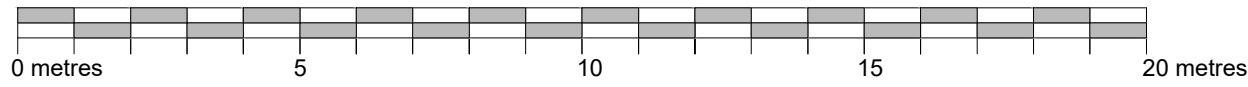
2 GROUND FLOOR
NTS



3 FIRST FLOOR
NTS



4 SECOND FLOOR
NTS



1 AAP / GN
NTS

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Client ASSURA				Project St. Clements WINCHESTER			
Drawing Title AREA APPORTIONMENT and GROSS TO NET				Drawing No. 1995-AAP GN			
Drawing Status LEGAL				Drawn SJW	Checked JA	Paper Size A1	Scale NTS
				Date 22.02.23	Revision 00		

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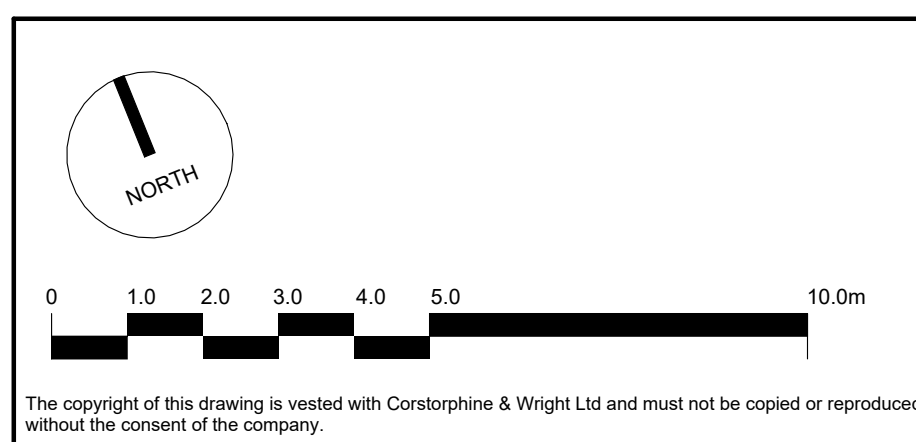
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Proposed Ground Floor Plan
1 : 100



Proposed First Floor Plan
1 : 100



Client: Assura				Corstorphine & Wright Tamworth Studio 5 Aldergate, Tamworth, B79 7DU 01827 871 23 corstorphine-wright.com			
Project: St Clements, Winchester Medical Centre				Drawing No. 1995-2900			
Drawing Title: Ground & First Floor Expansion				Revision			
Drawing Status: CONSTRUCTION				Drawn JA	Checked SJW	Paper Size A1	Scale 1 : 100
				Date 19/11/21			
Rev.	Description	Date	Drawn	Checked	Scale	Date	