



## MEDICAL CENTRE / HEALTHCARE BUILDING 510.02 Sq M (5,490 Sq Ft)

Healthcare

To Let

Medical Centre/Health Services Use

2-storey purpose built surgery

Parking for 25 cars

Conveniently located on the old A11 between Norwich and Wymondham

Fast expanding market town with population of 17,000

Additional 1,800 homes planned by 2038

**Unit 12 Elm Farm Business Park, Norwich Common, Wymondham, Norfolk NR18 0ZF**

The Property is situated on the old A11 between Hethersett and Wymondham, approximately 6 miles west of Norwich and within 1.5 miles of the main trunk road (at Wymondham). The property therefore provides excellent access to the main A11 and from there to the Norwich southern Bypass.

**Description**

Elm Farm Business Park is an attractive, mixed-use business park with existing offices, 2 new terraces of small light industrial units (currently under construction) and a new doctors' surgery.

The ground floor will comprise a reception/admin area, medical records room, seating and waiting areas, 4 consultation rooms, and 2 nurses rooms. On the first floor are further consultation rooms, staff admin and amenity facilities.

Externally, the property is served by 25 car parking spaces, 3 disabled spaces and 10 cycle spaces.

The building has been designed to reflect the traditional appearance of the existing farm buildings which have been converted to offices.

The new Medical Centre/Health Services building is available on a pre-let basis for a term to be agreed.

**Accommodation**

Total approximate floor area:- 510 sq m (5,490 sq ft) (subject to measurement on completion)

**Terms**

Available for pre-let on terms to be agreed.

**Business Rates**

To be assessed upon completion.

**Legal Costs**

Each party to bear their own costs

**VAT**

Our client reserves the right to charge VAT in line with current legislation.

**EPC**

The property has an EPC Rating of: TBC

**Viewing and further information**

Strictly by appointment with the joint sole agents:

**Arnolds Keys 01603 620551**

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**Joint agents**

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SUBJECT TO CONTRACT -

