



## MEDICAL / HEALTH CARE ACCOMMODATION

Elbury Medical Centre, Fairfield Close, Worcester WR4 9TX

- 3,685 sq ft (342 sq m) located at first and second floor levels
- Suitable for D1 Use
- Alternative uses considered (subject to planning)
- Situated close to Worcester City Centre
- Elbury Medical Centre has 12,194 registered patients



**MEDICAL / HEALTH CARE ACCOMMODATION**

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**Location**

Elbury Medical Centre is located in the large residential area of Brickfields and Warndon, approximately 2 miles from Worcester City Centre.

**Description**

The available accommodation is situated on the first and second floors of Elbury Medical Centre. The first floor is accessed via the existing medical centre reception and staircase. The second floor is accessed via a secondary staircase. There is also a passenger lift in the building.

Naturally, given the existing use, the property is ideal for occupiers within the medical and health care services, however other uses would be considered, subject to planning.

The medical centre benefits from a large car park.

**Accommodation****First Floor**

Area 1	743 sq ft	(69.04 sq m)
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**Second Floor**

Area 2	789 sq ft	(73.31 sq m)
Area 3	384 sq ft	(35.71 sq m)
Area 4	1,769 sq ft	(164.36 sq m)

<b>Total</b>	<b>3,685 sq ft</b>	<b>(342.42 sq m)</b>
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**Rental**

£8.50 per sq ft, per annum

**Business Rates**

To be assessed upon occupation.

2017/2018 Rates payable 47.p in the £.

**Energy Performance Rating**

Energy Performance Rating is C.

**Legal Costs**

Each party to be responsible for their own legal costs in respect of this transaction.

**References**

The successful Tenant will need to provide a satisfactory bank reference and two trade references for approval.

**Money Laundering**

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

**Services**

We understand that mains services are available to the property, namely water, electricity and gas and mains sewerage.

**Fixtures & Fittings**

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

**VAT**

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

**Viewing**

Strictly by prior arrangement with the Sole Agents.



**01905 728 444**

**Richard Tomlinson**

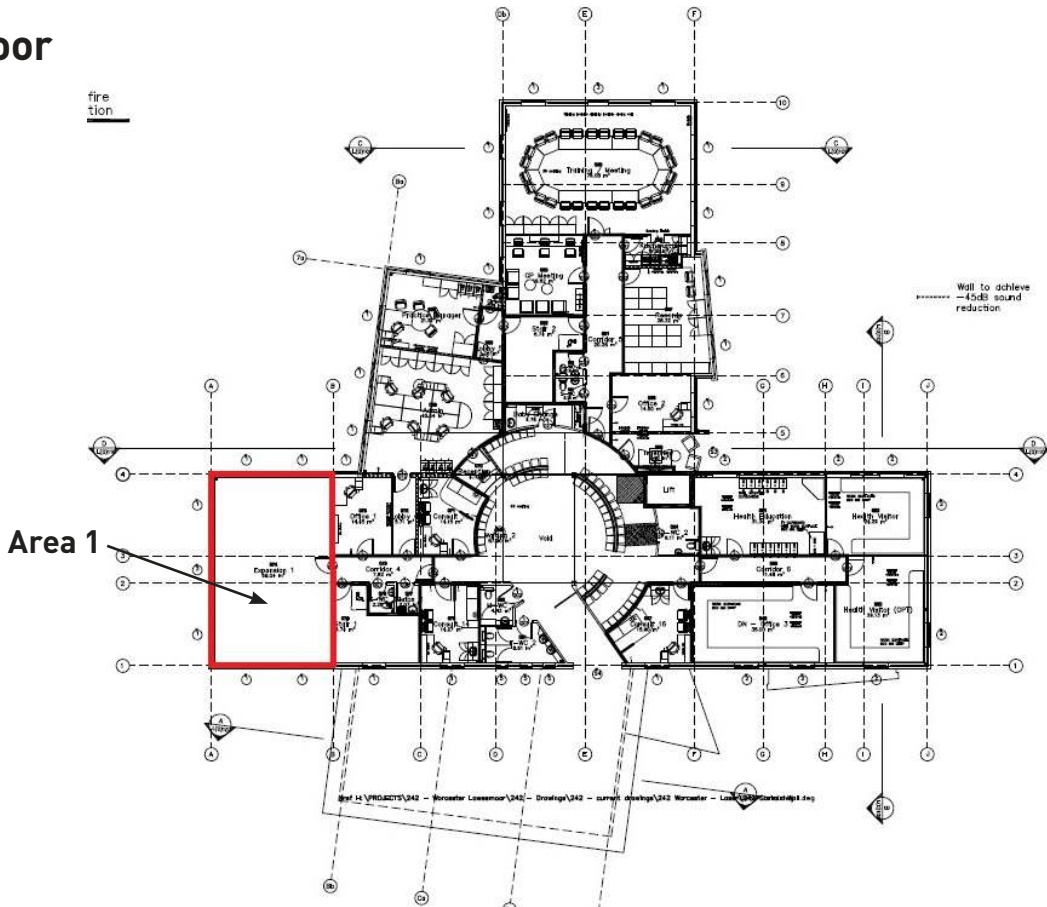
T: 01905 728 432

E: richard.tomlinson@fishergerman.co.uk

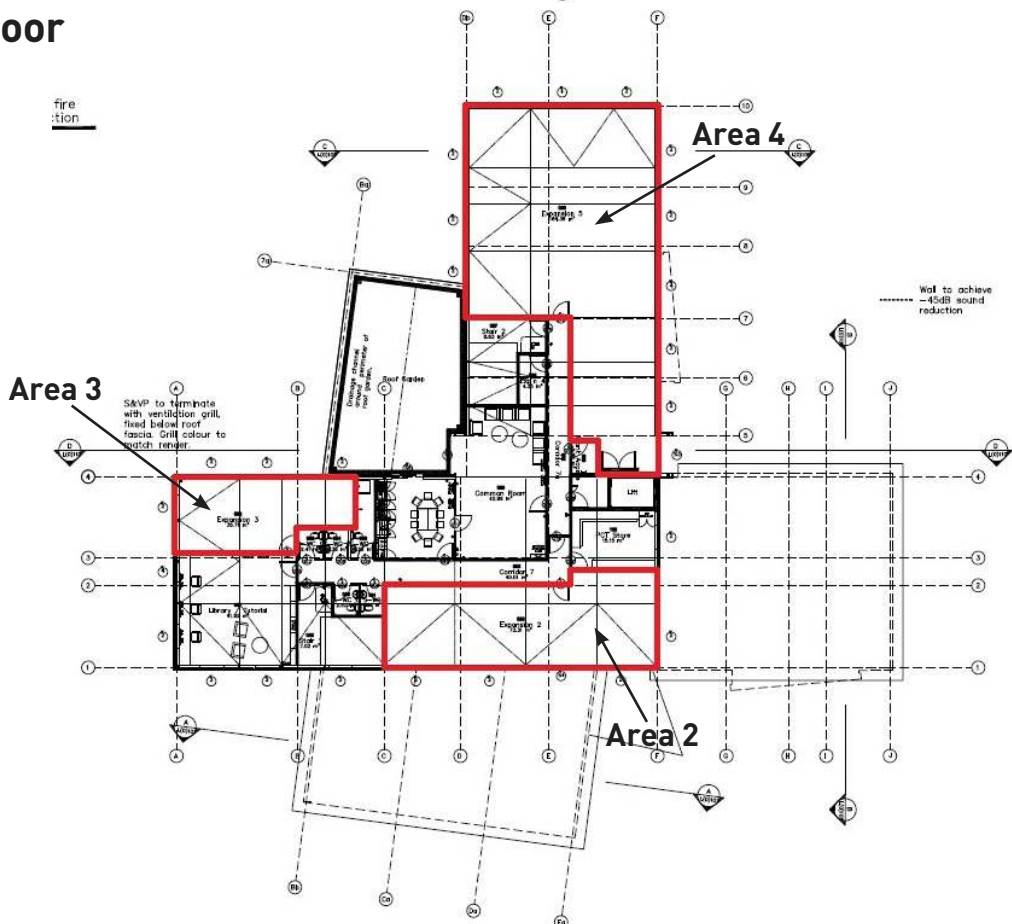
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## First Floor



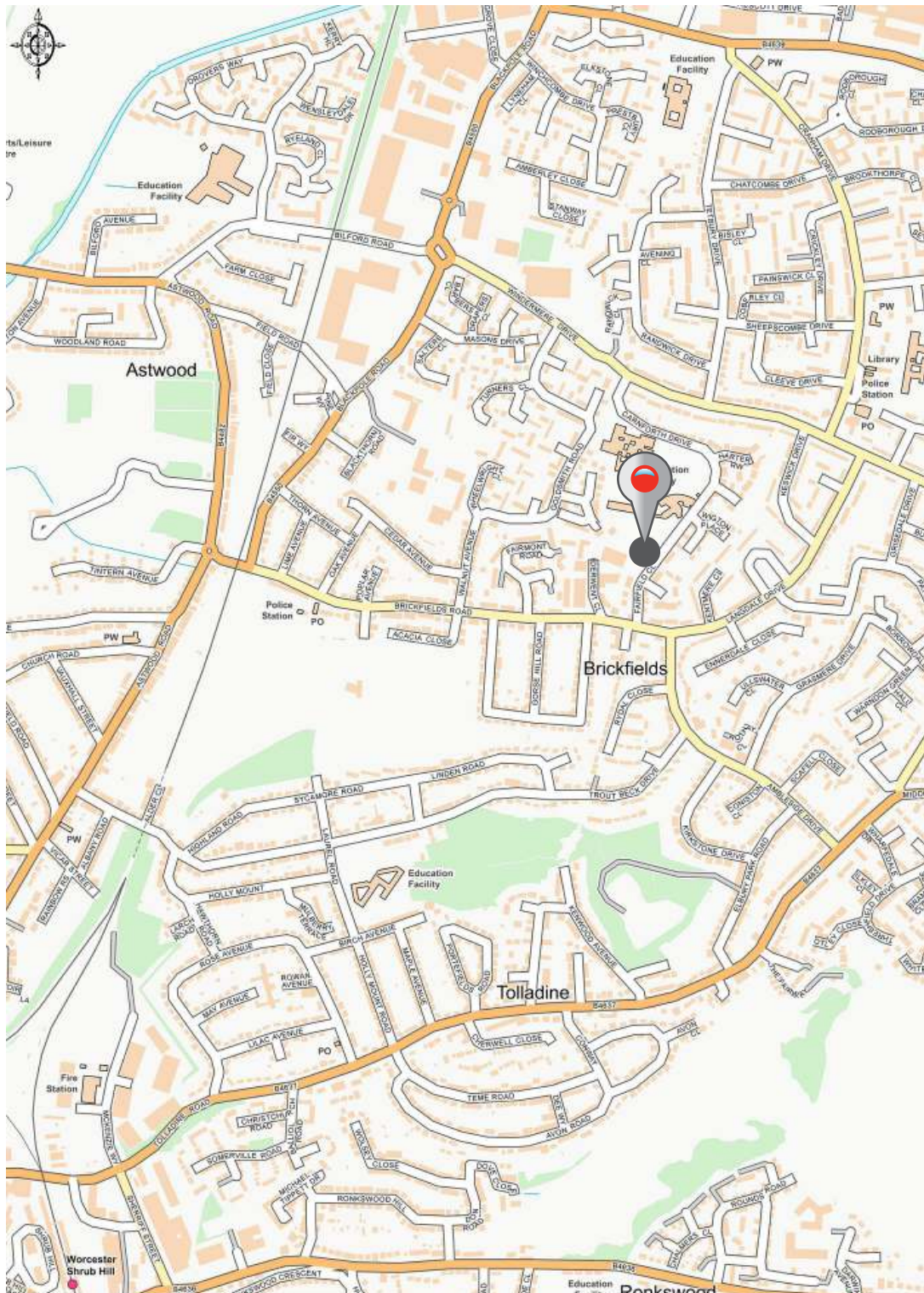
## Second Floor





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**01905 728 444**

E: [WorcsCommercial@fishergerman.co.uk](mailto:WorcsCommercial@fishergerman.co.uk)

F: 01905 728 467

W: [fishergerman.co.uk](http://fishergerman.co.uk)

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