

Medical Centre / Healthcare Building 5,490 sq ft (510.02 sq m)

- 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 0SW
TO LET**

Location

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 new Medical Centre/Health Services building is currently under construction and is due to be completed by **the end of 2023**.

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.

Accommodation

Unit 12 total approximate floor area: -

5,490 sq ft (510 sq m)
(subject to measurement on completion).

Units 1 – 11 are warehouses ranging in size from 1,500 to a total of 18,416 sq ft. Please contact the agent for further details.

Terms

A new full repairing insuring leases are available for a term to be agreed. Rent upon application.

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

Enquiries to:

For further information or to arrange a viewing please contact the joint sole agents:

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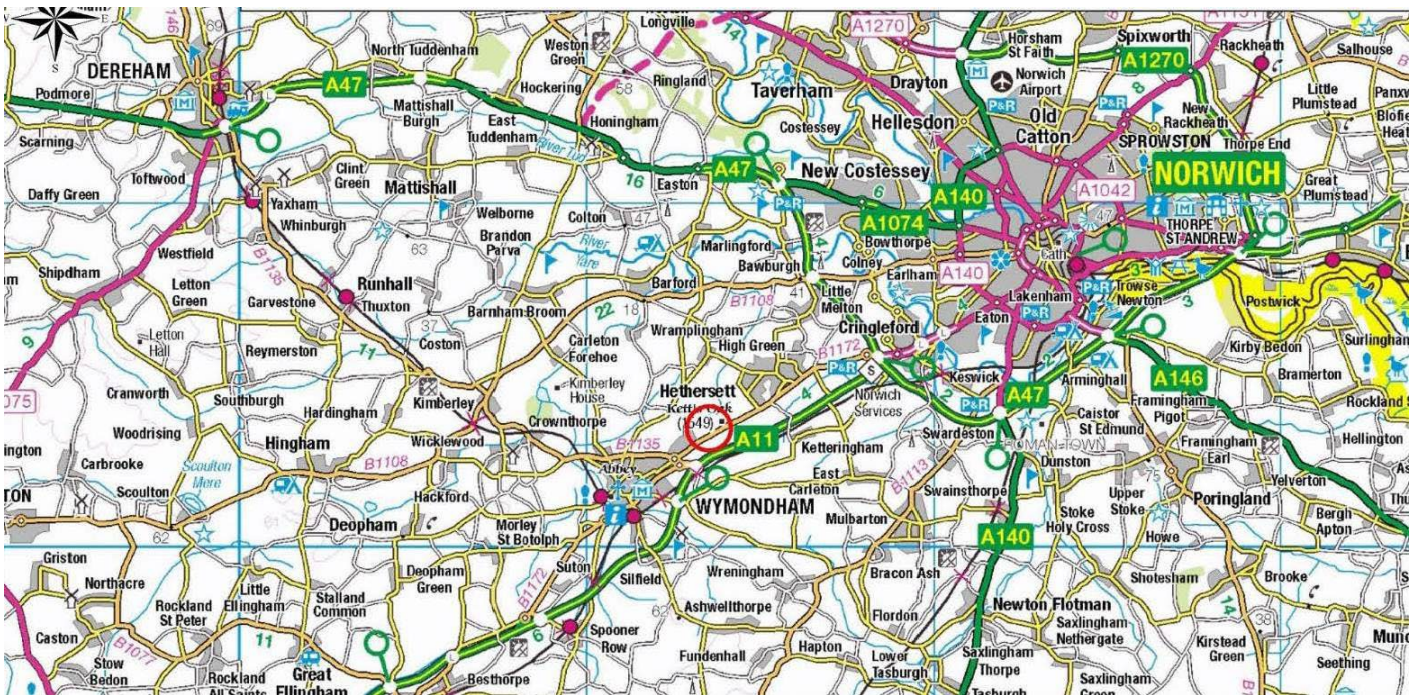
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