

35
YEAR
ANNIVERSARY

WATSON DAY
CHARTERED SURVEYORS
1989 • 2024

**BRAMBLEFIELD CLINIC
GROVEHURST ROAD, KEMSLEY
SITTINGBOURNE, KENT ME10 2ST**



**PURPOSE BUILT FACILITY
SUITABLE FOR CLINIC/HEALTHCARE
1,446 SQ. FT. (133.38 M²)**

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Bramblefield Clinic is situated on the western side of Grovehurst Road, one the northern periphery of Sittingbourne, approximately 1.5 miles from the town centre. Since the late 1980's a very significant amount of new residential development has been completed within the Milton Regis/Grovehurst/Kemsley area. There are residential estates situated both to the south of the clinic and on the eastern side of Grovehurst Road.

Grovehurst Surgery, a purpose built medical centre, is attached to Bramblefield Clinic. At the norther end of the site there is a detached single store pharmacy.

DESCRIPTION

A single storey semi-detached purpose built clinic/healthcare facility which is approximately 30 years old.

The property has been divided to form a reception area/waiting room and a corridor which provides access to a reception office, 6 consulting rooms/offices, a meeting room, a kitchen and 2 WCs.

ACCOMMODATION

Currently the property is arranged as follows:-

Former waiting room	17.89 m ²	(193 sq. ft.)
Reception office	8.00 m ²	(86 sq. ft.)
Consulting room/office	8.04 m ²	(87 sq. ft.)
Consulting room/office	15.89 m ²	(171 sq. ft.)
Consulting room/office	9.77 m ²	(105 sq. ft.)
Consulting room/office	19.25 m ²	(207 sq. ft.)
Consulting room/office	14.85 m ²	(160 sq. ft.)
Consulting room/office	10.47 m ²	(113 sq. ft.)
Meeting room	24.68 m ²	(266 sq. ft.)
Kitchen	5.54 m ²	(60 sq. ft.)
Total	133.38 m²	(1,446 sq. ft.)
2 WCs		
13 parking spaces		

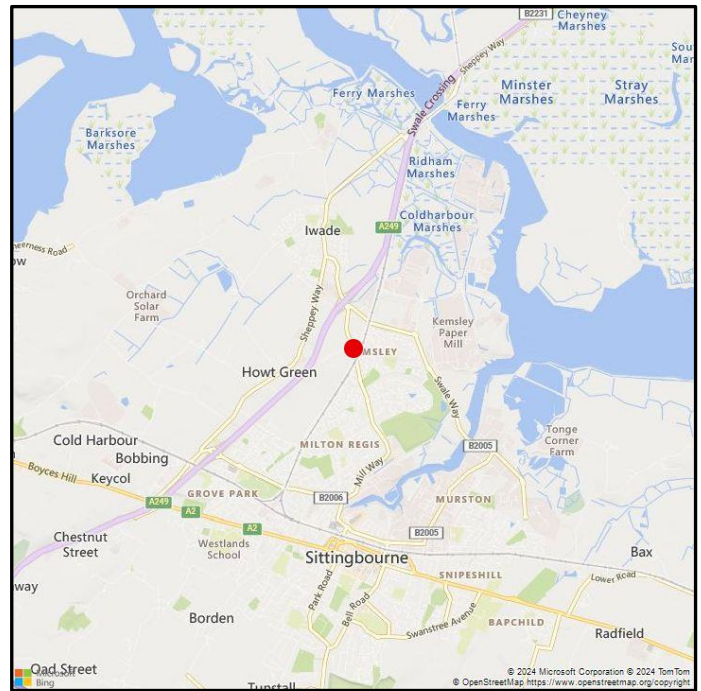
TERMS

The property is available to let on a new full repairing and insuring lease.

RENT

£36,000 per annum exclusive

LOCATION PLAN



VAT

We are advised the property is not elected for VAT.

BUSINESS RATES

The current entry in the Rating List for the property is:-
Surgery & Premises Rateable Value £10,000

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC was issued in respect of the property in April 2017. The certificate states an energy rating for the property within Band D (84). The EPC will remain valid until April 2027.

VIEWING

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

JULIAN SCANNELL

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IMPORTANT NOTICE:

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- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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