



**MEDICAL CENTRE / HEALTHCARE BUILDING**  
**510.02 Sq M (5,490 SqFt)**

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.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Unit 12 Elm Farm Business Park, Norwich Common, Wymondham, Norfolk

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 will be **Available from Q2 2024**.

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.

Units 1-11 are new light industrial/warehouse units ranging in size from 1,500 to 2,282 sq ft due to complete at the end of 2023. Please contact the agents for further information.

Accommodation

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

Terms

A new full repairing and insuring lease is 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

Viewing and further information

Strictly by appointment with the joint sole agents:

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