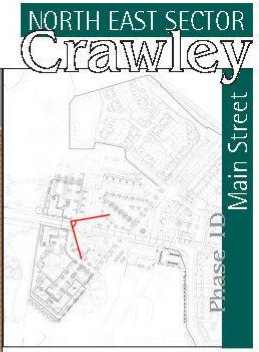
SHW

MAKING PROPERTY WORK

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Do not scale other than for Local Authority Planning purposes.

Phase 1D Perspective View 01	date	January 2014	
	scale	NTS @ A3 EXT	
	drawn by	SM	checked by MH

091109-1D-PER01

DHA architecture

Taylor Wimpey

PERSIMMON

FOR SALE/ TO LET

MEDICAL – 10,769 SQ FT (1,000.44 SQ M)

Medical Centre, Balcombe Road, Forge Wood, Crawley, West Sussex, RH10 3YZ

DESCRIPTION
A new build medical centre is proposed, delivered in accordance with the planning framework for the wider development.

The accommodation is designed to provide a modern healthcare facility incorporating:

Consultancy rooms
Clinical / office accommodation
Reception and waiting areas
Ancillary accommodation (WCs, plant, circulation, etc.)
The scheme will benefit from:

14 on-site car parking spaces Including 2 disabled bays

ACCOMMODATION
The Centre will have the following approximate areas

	SQ FT	SQ M
Consultancy	2,893	268.76
Consultancy & Offices	5,053	469.42
Reception	751	69.77
Circulation	1,381	128.29
WCs	310	28.8
TOTAL	**10,388**	**965.04**

LOCATION
Forge Wood forms part of the North East Sector of Crawley - a substantial mixed-use residential-led development by Persimmon Homes.

The proposed medical centre occupies a prominent position at the junction of Cornwell Road and Somerley Drive, directly:

Adjacent to the Community Centre
Opposite the neighbourhood commercial centre
With Forgewood Primary School immediately to the rear
The wider scheme comprises:

Approximately 1,900 new homes
New primary school
circa 15,000 sq ft neighbourhood centre
circa 50,000 sq ft employment space (B1, B2, B8)
The location provides strong long-term demand driven by a growing resident population.

AMENITIES / OPPORTUNITY
- A rare opportunity to secure a purpose-built primary care facility within a large, expanding residential catchment
- Forgewood forms part of the North East Sector of Crawley - a substantial mixed-use residential-led development by Persimmon Homes
- A new build medical centre is proposed, delivered in accordance with the planning framework for the wider development
- 14 on-site car parking spaces Including 2 disabled bays

PRICE
£500,000

RENT
Leasehold rent on application

PLANNING
- The site is subject to a planning requirement for a medical centre as part of the wider development
- The provision of healthcare accommodation forms a key component of the local centre infrastructure
- (Further planning documentation available on request)

RATES
To be advised.

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
An EPC is being prepared and will be available shortly.

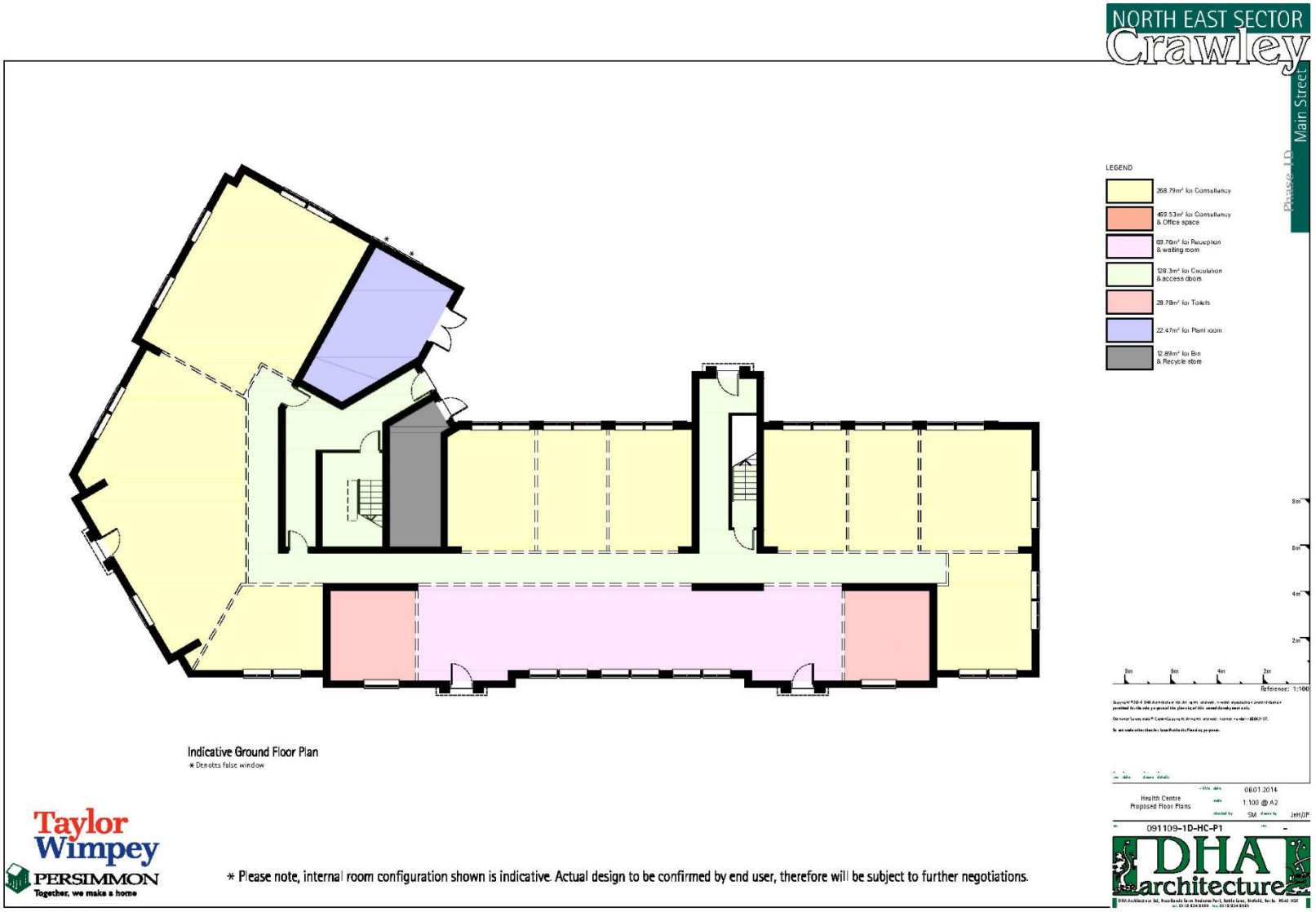
VIEWINGS – 01273 876 200

Richard Pyne **t:** 01273 876 213 **e:** rpyne@shw.co.uk

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