

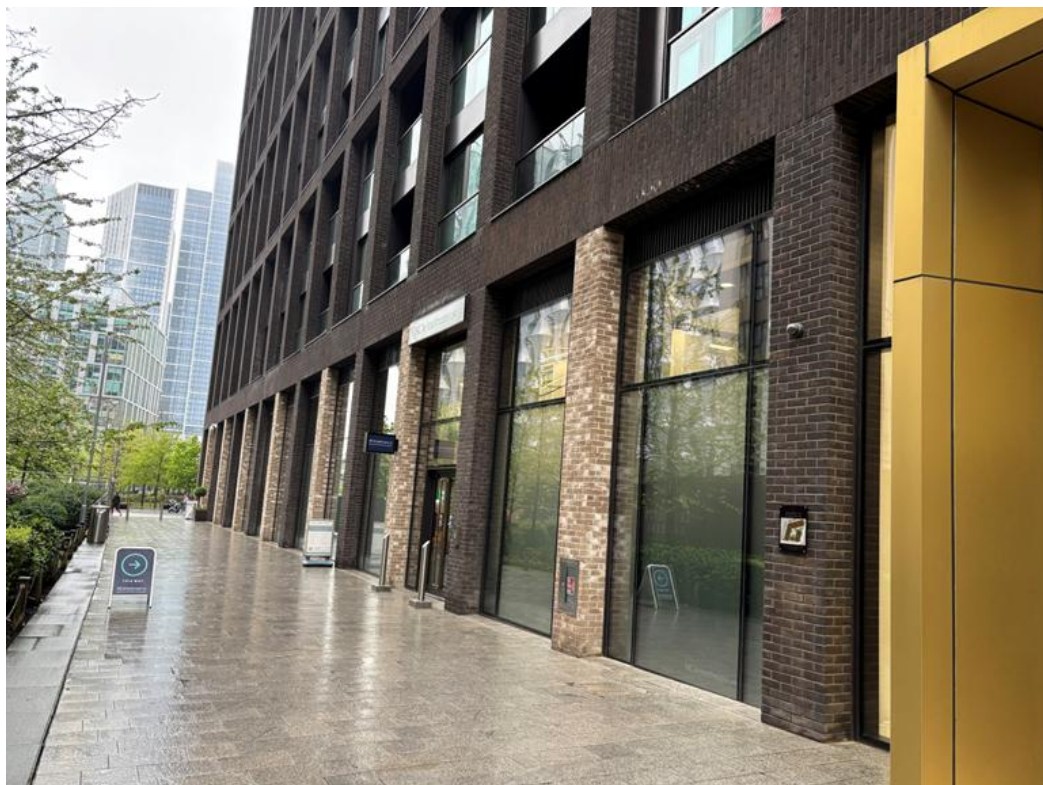
Tel 020 7183 8242

www.bglpartners.co.uk

NEW INSTRUCTION

FULLY FITTED MEDICAL CENTRE

Unit 3, 12 Charles Clowes Walk, Nine Elms, London, SW11 7AD



This unit is situated within a new development in Nine Elms, part of the largest regeneration area within Central London. The property comprises a ground floor and first-floor mezzanine level, offering versatile and regular space.

The premises benefit from a high-specification medical fit-out, ideally suited for immediate healthcare or clinical use. A generously sized frontage enhances visibility. The property benefits from proximity to the American Embassy.

Accommodation (NIA Basis)

	SQM	SQFT
Mezzanine	130.8	1,408
Ground Level	220.6	2,375
Total NIA	351.4	3,782

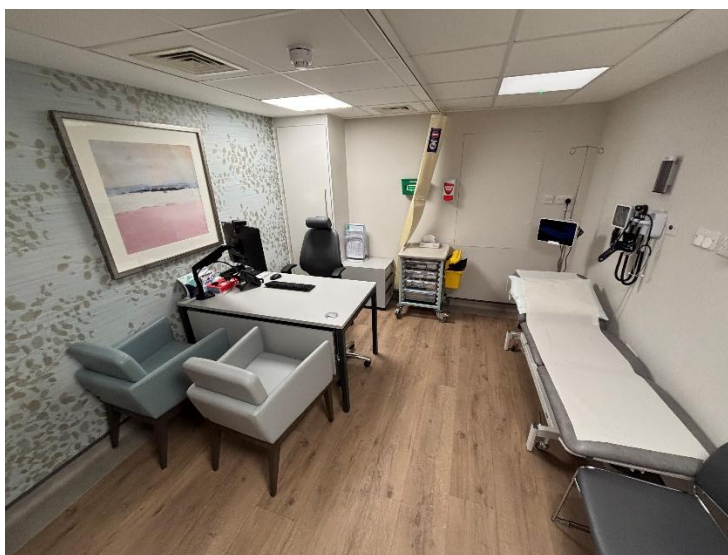
Amenities

- Fully fitted medical space
- WC's on both Ground and Mezzanine Floor
- Furniture and medical equipment potentially available
- EPC A
- Established modern development
- Short walk to both Vauxhall and Battersea Power station Underground Stations
- Proximity to new residential and commercial developments.
- Lift between both floors

Reception



Example Suite



EPC A

LEASE

Terms upon request. Held on a lease to expire 18 December 2032. Current passing rent £158,500 pa. Available by way of assignment, sublease or potentially a new lease direct from the landlord.

For further details please contact:

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