



**26-30 London Road, Cowplain, Waterlooville, PO8 8DL**  
Medical Use Property Available

**Summary**

Tenure	To Let
Available Size	2,933 to 3,721 sq ft / 272.48 to 345.69 sq m
Rent	Rent on application
Service Charge	£16,105.29 per annum
Business Rates	To be reassessed
EPC Rating	B (49)

**Key Points**

- Public Medial Centre
- Accessible Location
- Parking
- Modern Building
- First Floor

Regulated by



**hi-m.co.uk**

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

## Description

The Oaks is a public medical centre situated on London Road, Waterlooville. The property lends itself to a medical practice for the public, in a building of modern design with parking.

The parts available are based on the first floor, with access via stairs or lift. The floor has a reception and waiting area, staff kitchen, 7 consultation rooms, a counselling room, 2 labs, a clean room, and a dirty room. There is additional space for further waiting areas.

## Location

The premises are situated on the eastern side of London Road in the centre of Cowplain. Cowplain is situated on the A3 and is 1/2 mile north of Waterlooville with good transport links to Petersfield to the north and Portsmouth to the south, via the A3(M).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Reception	591	54.91	Available
1st - Consultation rooms 1-8	1,417	131.64	Available
1st - Lab 1	301	27.96	Available
1st - Lab 2	332	30.84	Available
1st - Clean Room	96	8.92	Available
1st - Dirty Room	66	6.13	Available
<b>Total</b>	<b>2,803</b>	<b>260.40</b>	

## Viewings

Strictly with Holloway Iliffe & Mitchell - 02392 377 800

## Terms

Available by way of a new full repairing & insuring lease for a term to be agreed, at rent of £20 p sq ft.

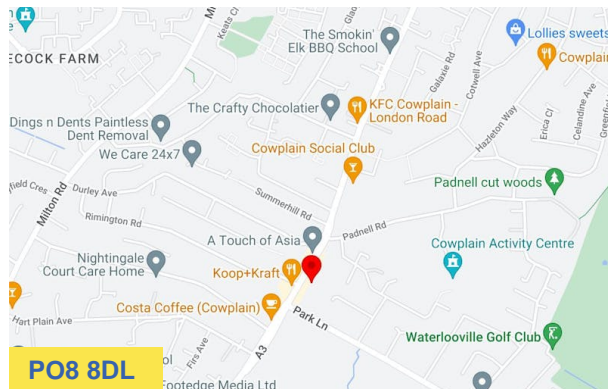
## Other Costs

Service Charge - £16,105.29 pa for the current term.

Buildings Insurance £3,879.04 pa for the current term, will be payable by the tenant.

Legal Costs - Each party will bare their own costs.

VAT - The property is elected for VAT.



## Viewing & Further Information

James West  
02392 377800 | 07415438230  
James@hi-m.co.uk

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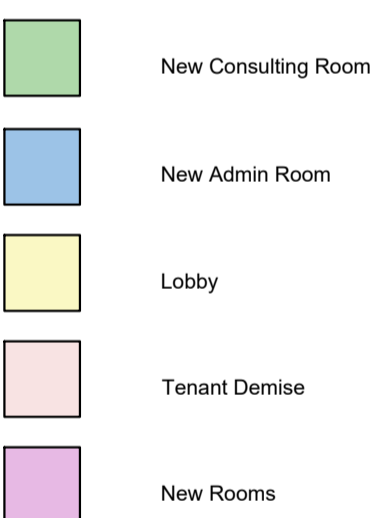


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**1 FIRST FLOOR PLAN**

- 1:100**
- New Metal Stud Partition**
  - Provide new partition to location shown in accordance with specification
  - Walls to be built from existing floor
  - Walls to terminate at underside of structure
  - Plaster skim finish to both sides of wall
- New Metal Stud Infill to Existing Opening**
  - Provide new infill to location shown in accordance with specification
  - Walls to be built from existing floor
  - Walls to be built within existing openings with board flush with existing wall finish
  - Plaster skim finish to both sides of wall using joint tape at junction with existing
- Floor Type 1: Non Slip Vinyl Sheet**
  - Remove existing floor finish and clean substrate to receive new finish
  - Refer to Specification for further details
- Floor Type 1: Carpet Tiles**
  - Remove existing floor finish and clean substrate to receive new finish
  - Refer to Specification for further details
- SK 1 Skirting Type 1: Bullnose MDF**
  - To locations as shown
  - Remove existing skirting and clean wall ready to receive new
  - Refer to Specification for further details
- SK 2 Skirting Type 2: Capped & Coved**
  - To locations as shown
  - Remove existing skirting and clean wall ready to receive new
  - Refer to Specification for further details
- WA 1 Wall Type 1: Diamond Matt Emulsion Paint**
  - To locations as shown
  - Remove existing wall finish where necessary and clean substrate
  - Refer to Specification for further details
- WA 2 Wall Type 2: Acrylic Eggshell Paint**
  - To locations as shown
  - Remove existing wall finish where necessary and clean substrate
  - Refer to Specification for further details
- CG 1 Ceiling Type 1: Suspended Ceiling Tiles**
  - To locations as shown
  - Remove existing ceiling finish
  - Refer to Specification for further details

**Internal Walls**

**Metal Studwork Partitions**

Generally

Partitions generally and the reinforcement around door openings is to provide performance equivalent to severe duty to BS 5234. Walls are to have additional timber & plywood reinforcement to take heavy hospital type doors and to support fixtures and fittings. Partitions should have plaster skim finish and rod just taped joints.

Any dry lining is to be a mechanically fixed system as British Gypsum Gyproc Universal metal framed wall lining system, upgraded to achieve the same duty rating as partitions.

The following specification is for pricing purposes only and it remains the responsibility of the contractor to ensure the correct acoustic rating of partition is in accordance with the acoustic report & HTM 08-01: Acoustics.

British Gypsum (or equal approved) Gyproc Gypwall classic & Gypwall Curve:

2x15mm SoundBloc board with staggered joints on 70mm Gyproframe 70 C studs @ 600mm c/c

Finished partition thickness: 120mm

Insulation, provide 25mm Isover APR 1200 in cavity

Walls to all clinical, consulting, surgery and administration areas and office partitions to achieve 47dB sound reduction rating in accordance with HTM 0801 & HTM0320:3. Allow for 54 Dntb (-7dB + 47dB Rw.)

Where partitions finish to underside of structural soffit, and where they abut solid walls, an airtight seal must be provided and any gaps filled with an appropriate acoustic seal.

Allow for gress panels to suit all fixtures and fittings as necessary, with sufficient flexibility to allow for final fittings.

Where partitions abut heater casings, ducts or trunkings, sound attenuation barriers must be incorporated in the casings etc. to achieve a sound attenuation equivalent to the abutting partition.

Allow for acoustic patches as necessary to services back-boxes to maintain dB rating.

Refer to the strategy drawing for more details of associated fire requirements.

All internal walls to be taken to above suspended ceiling line and abutted with soundbloc lining to underside of truss / slab. Allow for deflection head in accordance with Structural engineers requirements.

Note: Acoustic performance figures are quoted in terms of Rw which is a site measurement parameter. For design purposes, laboratory data in terms of weighted sound reduction index (Rw) may be utilised. However, laboratory data for Rw should be sufficiently higher than the Rw site requirement in order to make allowance for site effects. Must comply with BS5234 part 1 and 2 duty categories.

**Fire Stopping**

Ensure that any imperfections of fit between building elements, which are required to have fire resistance and/or resist the passage of smoke, are completely sealed to achieve current Building Regulations Approval.

**Internal Doorsets**

DOORSETS 30 & 60 MINUTES FIRE RATED, 35DB

Manufacturer: Integrated Doorset Solutions Limited

W: www.integrateddoorsets.com

E: sales@integrateddoorsets.com

- Product range: Designer Range
- Fire performance: FD30S & FD60s refer to Fire Strategy & door schedule for ratings
- Acoustic performance: 35DB
- Door leaf: Auditor 38 featuring softwood sills and rails
- Facings: High Pressure laminate - colour to be chosen from the Greenlam Door Collection
- Lippings: FSC American White Ash lippings to all four edges, concealed by the face
- Finish as delivered: Lacquer finish to the lippings, 20% sheen

Frame and architraves:

- Barum
- Wood species: Engineered and finger jointed FSC softwood
- Architrave: 50x100mm FSC MDF
- Finish as delivered: Factory primed
- Preservative treatment: Not required
- Glazing details (where applicable): 7mm Pyroguard glass
- Beading details: screw fixed bevelation type
- Ironmongery: As ironmongery schedule
- Swinging device: SZP durability butt hinges supplied as part of the pre-hung assembly
- Perimeter Seals: Intumescent, smoke and acoustic
- Other requirements: N/A

To all clinical rooms

DOORSETS 30 MINUTES FIRE RATED, 40DB

Manufacturer: Integrated Doorset Solutions Limited

W: www.integrateddoorsets.com

E: sales@integrateddoorsets.com

- Product range: Designer Range
- Fire performance: FD30S/Non fire rated refer to Fire Strategy & door schedule for ratings
- Acoustic performance: 40DB
- Door leaf: Auditor 40 featuring softwood sills and rails
- Facings: High Pressure laminate - colour to be chosen from the Greenlam Door Collection
- Lippings: FSC American White Ash lippings to all four edges, concealed by the face
- Finish as delivered: Lacquer finish to the lippings, 20% sheen

Frame and architraves:

- Barum
- Wood species: Engineered and finger jointed FSC softwood
- Architrave: 50x100mm FSC MDF
- Finish as delivered: Factory primed
- Preservative treatment: Not required
- Glazing details (where applicable): 15mm Fireless glass
- Beading details: screw fixed bevelation type
- Ironmongery: As ironmongery schedule
- Swinging device: SZP durability butt hinges supplied as part of the pre-hung assembly
- Perimeter Seals: Intumescent, smoke and acoustic
- Other requirements: N/A

Provide evidence, in the form of a product conformity certificate, test report or engineering assessment, that each fire door/doorset supplied will comply with the specified requirements for fire resistance if tested in accordance with BS 476 Part 2: Each certification must cover door and frame materials, glass and glazing materials and installation, essential and ancillary ironmongery, hinges and seals.

**Skirtings**

Skirting

Vinyl coved/upstand to suit flooring with capping

Capping colour: TBC

**Skirting**

Quality of timber and facing: To BS 1186:Part 3

Species: MDF

Sealed to prevent release of formaldehyde

Class: 1

Moisture content at time of fixing: 8 to 12%

Profile: Bullnose

Finished size: 150 x 19 mm

Finished as delivered: Primed for painting

Fixing: Screwed at 450 mm centres and potted.

**Architraves**

Quality of timber and facing: To BS 1186:Part 3

Species: softwood or MDF

Sealed to prevent release of formaldehyde

Class: 1

Moisture content at time of fixing: 8 to 12%

Preservative treatment: Organic solvent as section 2.12 and British Wood Preservation and Damp-proofing Association Commodity Specification C5.

Profile: Bullnose

Finished size: 71 x 19 mm

Finished as delivered: Primed for painting

Fixing: Screwed at 450 mm centres and potted.

**Wall and Duct Panelling**

Excelsior Panelling Systems Ltd

Unit 2, Woodside Ind Est, Pedmore Road, Dudley, DY2 0RL

Refer to plans for locations

Finish: Washable finish

Colour: to be agreed

Frame: High pressure laminate on moisture resistant chipboard

Frame: Metal frame

Fixings: Hinged

Other requirements: Lockable

**Wall Finishes**

**Finishing plaster (studwork)**

Manufacturer: 2mm

Finish: Thistle Multi-Finish

Thickness: 2mm

Type of coat: finishing steel trowelled.

**Diamond Matt Emulsion**

Manufacturer: Dulux or similar approved.

Finish: Washable finish

Surface(s): Plaster

Initial coat(s): Thinned sealer coat

Finishing coats: 2 coats Diamond Matt Emulsion.

**Acrylic Eggshell**

To treatment rooms, dirty utilities, clean utilities, WC's

Manufacturer: Dulux or similar approved.

Surface(s): Plaster

Initial coat(s): Thinned sealer mist coat

Finishing coats: 2 coats acrylic eggshell.

**Satinwood**

For internal timber work.

Manufacturer: Dulux or similar approved.

Finish: High pressure laminate and all other internal joinery

Preparation: Make sure all surfaces are clean and free of dust/small debris.

Initial coat(s): New work undercoat, to manufacturers recommendations.

Finishing coats: New work satinwood.

**Vinyl Sheet Flooring**

Flooring roll: Heterogeneous PVC to BS EN ISO 10628 and BS EN 13845

Manufacturer: Forbo Flooring UK Ltd, P O Box 1, Hockley F6, KY11 2SB, Tel: 0800 0282 162 Fax: 01772 646912 Email: info.flooring.uk@forbo.com. Web: www.forbo-flooring.co.uk Product reference: Surestep

Width: 2000 mm

Thickness: 2.0 mm

Pendulum test value (wet): >36

Surface Roughness: 320

Colour pattern: As per finishes Schedule

Adhesive (and primer if recommended by manufacturer): Eurocol 540 Eurosafe Special - A superior acrylic dispersion solvent-free floor covering adhesive with a high initial grab.

Eurocol 640 Eurostar Special - A superior acrylic dispersion low VOC emission adhesive with a high initial grab.

Eurocol 140 Euromix PU - A polyurethane resin and hardener, water-resistant 2-component PU-adhesive.

Eurocol 233 Eurocol Contact - A synthetic rubber in solvent fast setting contact adhesive.

Seam welding: Hot welding with matching coloured rod.

Accessories: Edging and cover strips, as clause 740.

Stair nosing: Gradius Elite Aluminium

Skirting - Set in Coved Skirting generally, timber to staircase

Finishing: As clause 820 crimping polish finish.

**CEILING**

Generally

All ceilings to achieve 47db sound reduction rating between rooms and corridors.

Fire protected ceilings to be provided as necessary to achieve current Building Regulations Approval together with fire rated access hatches where required.

Required ceiling height in rooms generally to be min 2500mm

Ceiling grids to be installed in accordance with NHSE(2004)05: (anti-ligature.)

**Suspended Ceilings**

Manufacturer: Zenita Ceilings Armstrong Bioguard Acoustic rtf 2549M or similar approved.

Tiles to be Tegular

Suspension system: Grid and hanger fittings and spacings as recommended by the suspended ceiling/membrane manufacturer.

Grid type: 24mm regular exposed grid system & clipped. Grid colour white.

Hangers: suspension wire hangers as recommended by the suspended ceiling manufacturer.

Perimeter trims: Zenita Trukol extruded aluminium profile.

Membrane material(s): Smooth white surface with integral anti-fungal & bacterial agent.

Surface to be fully washable with no exposed edge.

Size: 600 x 600 x 15mm.

Finish/colour: white.

**Shelving in clinical and other areas**

Type: Spur shelving Steel-Lok stainless OEA

Laminate: laminate faced boards: high density chipboard faced with Polyrey High Pressure Laminate HGS grade and balancing laminate

**Magnetic Dry Wipe Boards**

Sundalea VES Magnetic whiteboard with aluminium frame

**Cubicle curtain tracks**

Movatrack

Modular aluminium box section profile, 38mm x 20mm, white powder coated as standard (satin silver anodised and white Biosafe finish also available). Each track to incorporate a British standard approved curtain removal point. Die cast aluminium wall shoe fittings, suspension hangers at maximum 3000mm centres. Roller wheel curtain hooks at 10 per metre.

Other accessories include connecting bridges, T-junctions, and caps, inner joiners, parallel wall brackets, direct ceiling fixing plates, track mounted uplighters and IV 2 point carriers.

Ceiling suspension hangers to be secured through the suspended ceiling to timber partitions mounted behind the ceiling grid.

Include: KaySee Kestrel anti-ligature release system

Supplied and Fitted by KaySee Blinds, City Gate, London Road, Derby, DE24 8WY, 01332 851400, sales@kayseebblinds.com

**POWER OUTLETS**

Consultants rooms

Dado trunking 4 No. double power sockets & 2 No. double data points

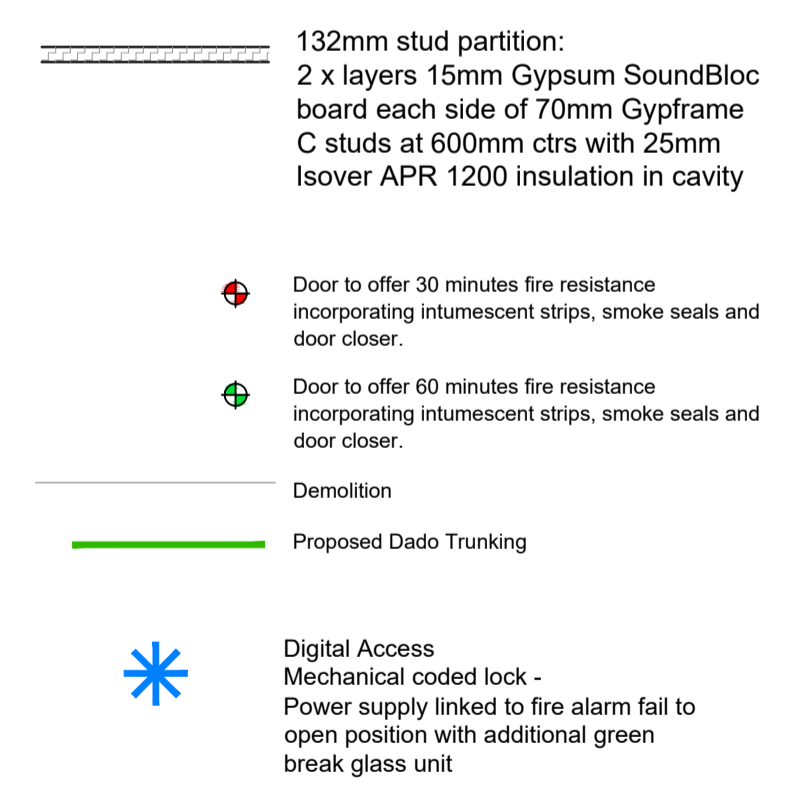
Socket to base of couch position and cleaners socket

Open office

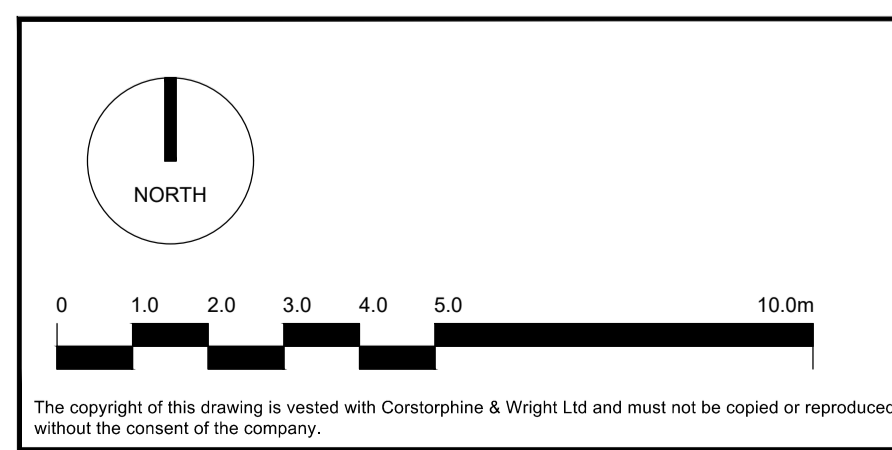
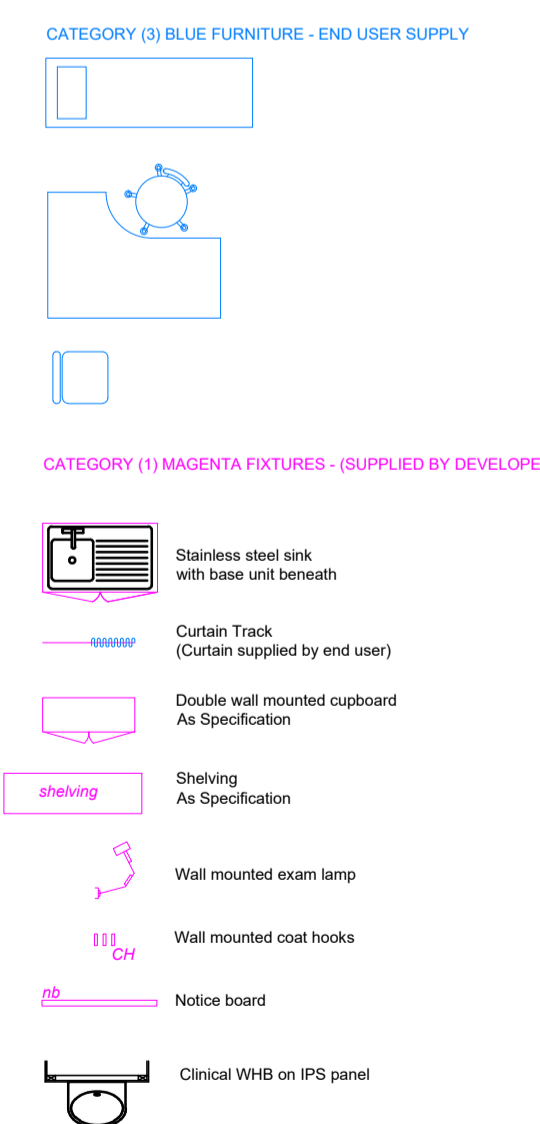
Dado trunking 2 No. double power sockets & 1 No. double data point per desk position

Utilise existing sockets as far as practicable

**WALL CONSTRUCTION LEGEND**



**FIXTURES/FITTINGS LEGEND**



Rev.	Description	Date	Drw.	Chk.

PLAN BASED ON CONVERTED PDF AND IS STRICTLY FOR VISUAL INFORMATION ONLY. BUILDING SURVEY REQUIRED TO CONFIRM EXISTING LAYOUT AND AREAS.

Client <b>Assura</b>	<b>Corstorphine &amp; Wright</b>
Project <b>Cowplain Medical Centre</b>	
Drawing Title <b>Re-allocation of Clinical Space</b>	Tamworth Studio 5 Aldergate, Tamworth, B79 7DJ 01827 671 23 corstorphine-wright.com
Drawing Status <b>INFORMATION</b>	Drawing No. <b>240967-SK0050</b>
	Revision <b>00</b>
	Drawn <b>SK</b>
	Checked <b>JA</b>
	Paper Size <b>A1</b>
	Scale <b>1:100</b>
	Date <b>24.02.25</b>