

**UNIT 8** GLEDHOW WING  
323 sq ft (30 sq m)

**St James's Hospital**

**QUOTING RENT**

£10,000

**SERVICE CHARGE**

4,867

**INSURANCE**

£630

(All prices and rents provided are approximate.)

**LEGAL COST**

Each party to be responsible for their legal costs in any transaction.

**EPC**

C (67)

**VAT**

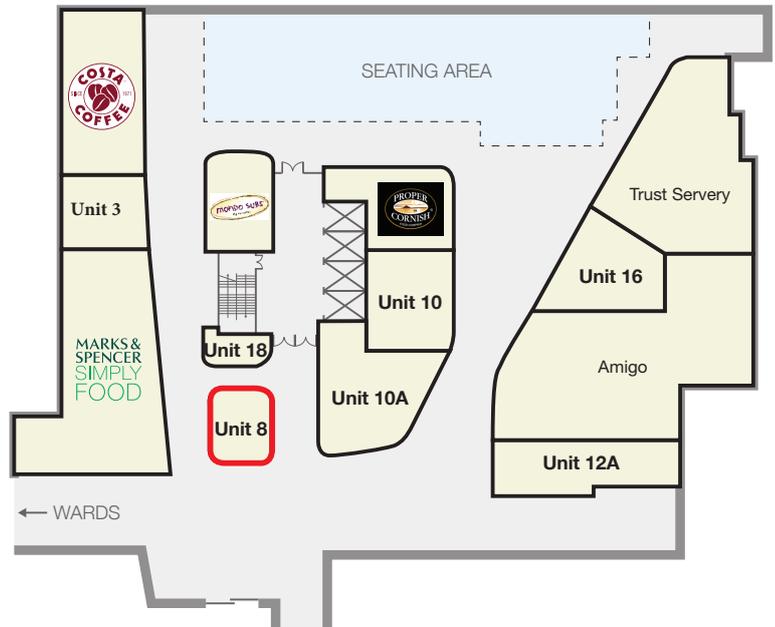
All figures quotes are provided exclusive of VAT, whether chargeable or not.



Shell space within modern busy and established teaching hospital, suitable for variety of A1 retailers.

Contact Agent : **Julie Fawley**  
Fawley Watson Booth  
T : 0113 234 7900  
E : julie@fawleywatsonbooth.com

Contact Assura : **Adam Waheed**  
T : 01925420674  
E : adam.waheed@assura.co.uk



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Fawley Watson Booth on their behalf and for the sellers or lessors of this property whose agents they are, 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, nor 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 in good faith and are believed to be correct, but any intending purchasers or tenants 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 employed by Fawley Watson Booth has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is May 2016.

Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698