

The Edward Hain Centre

Community health & wellbeing in St Ives



Information for potential tenants

- Multi-use, multi-option spaces
- NHS-standard rooms
- Parking for all tenants
- Café and staffed support on site

The Edward Hain Centre: community health & wellbeing in St Ives

Information for potential tenants

The project to buy and reopen the Edward Hain hospital building is progressing very well. Our current estimate, which is subject to change, is that we will complete the purchase by the end of December this year and be ready to take our first tenants in early 2023.

This document gives a summary on our preferences for prospective tenants, and is accompanied by an “Expression of Interest” form, asking those who might want a space to give us some details. This is an initial contact only - ***no commitment on either party is being made at this point***. Please feel free to add any further thoughts at the end.

The building

The new centre is the old hospital. It is being fully maintained and serviced to the very high NHS standards, right through to our purchase, and we will continue to operate at that level. All of the internal services and fittings are in very good order; there is a very large lift to the first floor and good level access throughout the inside, with good external ramp access to front and rear.

The property includes ample car parking, which will be available to tenants.

Preferred users

The Edward Hain Centre will be a permanent community health and wellbeing centre for St Ives and the surrounding area. We want to ensure that all prospective tenants fit into our overall criteria:

- All services must be offered primarily for the residents of the town and surrounding parishes.
- We will prioritise services and activities that are of general interest to those in need.
- Our current list of preferred tenants is as follows. This is not an exclusive list – we are happy to look at other ideas that fit our overall ethos.
 - Medical / clinic sessions, either NHS or other. That is, one-to-one or group sessions for patients with clinicians.
 - Medical/health support services: mental health, children and families, older people, adult social care, specific conditions (eg Parkinson’s, dementia).
 - Food quality and food access: healthier eating, support for those in need

Room Catalogue

Our Room Catalogue is given below, providing a guide to the size and styles of the available spaces. The catalogue is a work in progress, which will be updated as we get to know the building better; for now, please use the Expression of Interest form to give us your first estimate of the number and size of room(s) you would need.

Room details

We present the floor plans and proposed rentals for the Edward Hain Centre, once bought and reopened. The prices/conditions given here are *indicative only and subject to contract*.

Rental rates

The rental rates and service charges shown here are taken from our survey of commercial rents in Mid- and West Cornwall, Sept 2022. We obtained costings on a wide range of rental properties and calculated a reasonable average.

Room availability

Most of the rooms are ready to use now. The following spaces need minor building work and will be ready within three months:

- Ground Floor, 1 / 1A. Proposal to demolish the partition recreate a large beautiful Room One.
- Ground Floor, 8. This space has a flat roof which needs attention.
- First Floor, 11. Has a large hoist-equipped assisted bath, awaiting decision on retention.
- First Floor, 17 and 17. Repairs and redecoration needed.

Car parking

There are currently 16 parking places in the rear car park. These are available to our tenants at a charge of £1200/year per parking place, initially one space/room until the demand becomes clearer.

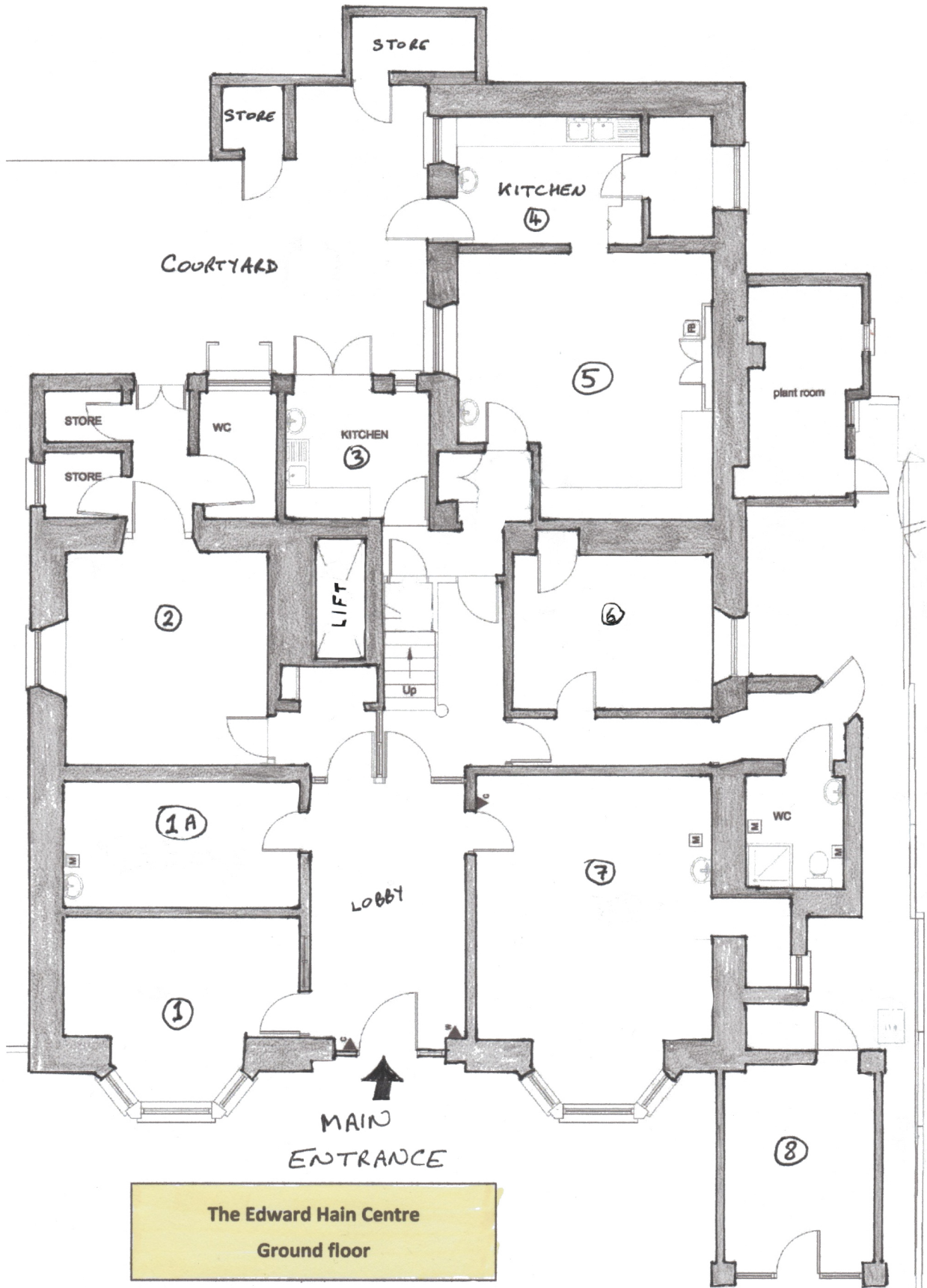
The building's front car park will be used for patient drop-off and deliveries. There will be no parking for tenants at their that area.

Utility bills

The rental charges include an allowance for electricity, water and heating. Tenants with unusually high utility needs will have to pay an extra cost, to be negotiated individually.

Service charges

These charges cover cleaning of communal areas, general maintenance, building insurance and waste removal.

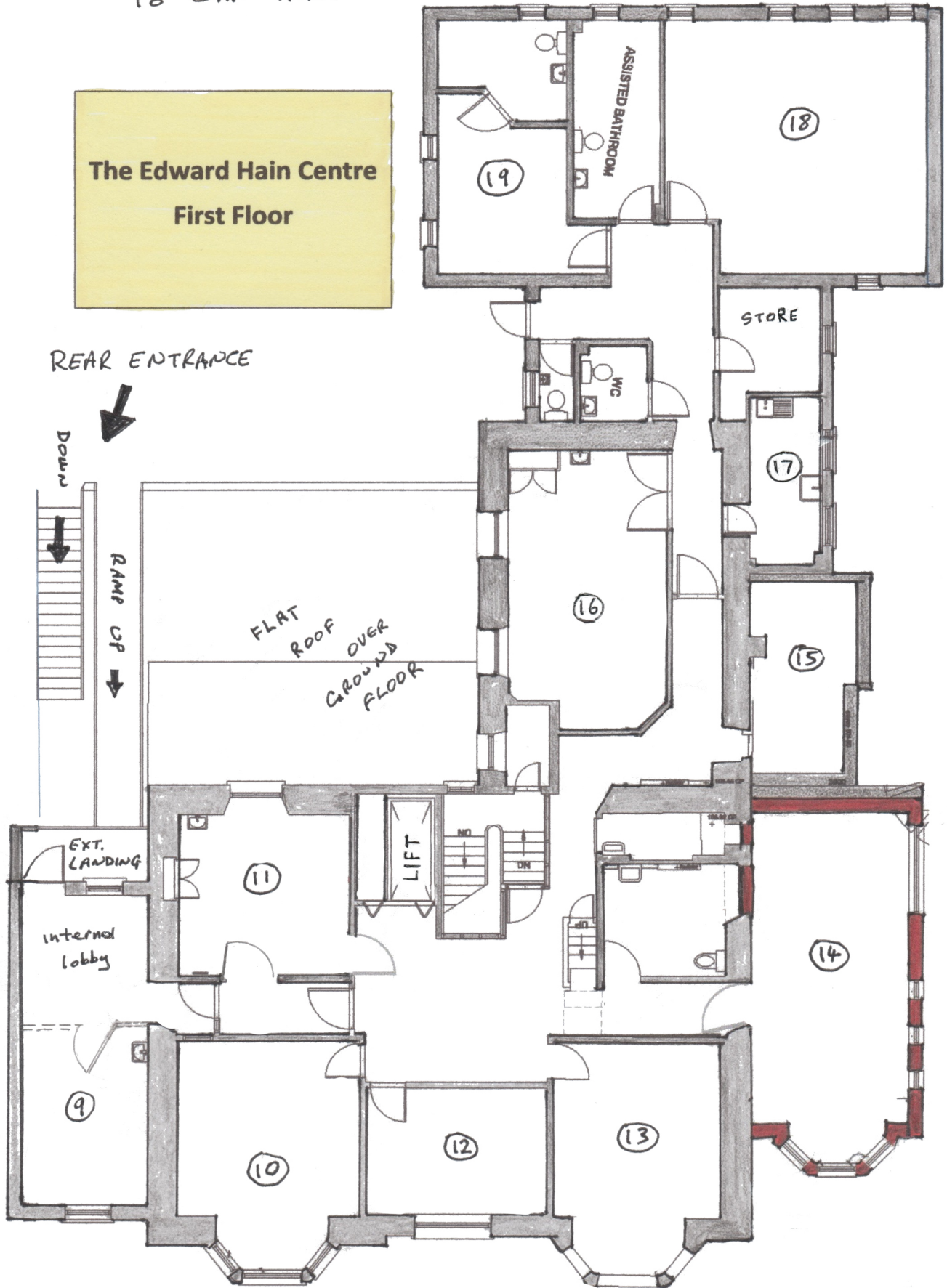


The Edward Hain Centre
Ground floor

TO CAR PARK ↗

**The Edward Hain Centre
First Floor**

REAR ENTRANCE ↘



The Edward Hain Centre - Room sizes and rental amounts

Car parking space, per year:	£1,200
Annual Service Charge @ £3.70 per sq m/mth	£44.40

Ground floor

<u>Room</u>	<u>Sq m</u>	<u>Cost/sq m</u>	<u>Service</u>	<u>Without parking</u>		<u>With parking</u>	
				<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>
1	13	£184.05	£577.20	£2,969.85	£247.49	£4,169.85	£347.49
1A	12	£116.50	£532.80	£1,930.80	£160.90	£3,130.80	£260.90
2	16	£116.50	£710.40	£2,574.40	£214.53	£3,774.40	£314.53
3	7	£116.50	£310.80	£1,126.30	£93.86	£2,326.30	£193.86
4	9	£116.50	£399.60	£1,448.10	£120.68	£2,648.10	£220.68
5	26	£116.50	£1,154.40	£4,183.40	£348.62	£5,383.40	£448.62
6	12.5	£116.50	£555.00	£2,011.25	£167.60	£3,211.25	£267.60
7	27.5	£184.05	£1,221.00	£6,282.38	£523.53	£7,482.38	£623.53
8	12	£184.05	£532.80	£2,741.40	£228.45	£3,941.40	£328.45

First Floor

<u>Room</u>	<u>Sq m</u>	<u>Cost/sq m</u>	<u>Service</u>	<u>Without parking</u>		<u>With parking</u>	
				<u>Annual</u>	<u>Monthly</u>	<u>Annual</u>	<u>Monthly</u>
9	7	£116.50	£310.80	£1,126.30	£93.86	£2,326.30	£193.86
10	20	£184.05	£888.00	£4,569.00	£380.75	£5,769.00	£480.75
11	13.3	£116.50	£590.52	£2,139.97	£178.33	£3,339.97	£278.33
12	16	£184.05	£710.40	£3,655.20	£304.60	£4,855.20	£404.60
13	20	£184.05	£888.00	£4,569.00	£380.75	£5,769.00	£480.75
14	26.25	£116.50	£1,165.50	£4,223.63	£351.97	£5,423.63	£451.97
15	12.4	£116.50	£550.56	£1,995.16	£166.26	£3,195.16	£266.26
16	23.75	£116.50	£1,054.50	£3,821.38	£318.45	£5,021.38	£418.45
17	9.6	£116.50	£426.24	£1,544.64	£128.72	£2,744.64	£228.72
18	37.8	£116.50	£1,678.32	£6,082.02	£506.84	£7,282.02	£606.84
19	12.7	£116.50	£563.88	£2,043.43	£170.29	£3,243.43	£270.29

NOTES

These room rental rates are correct at time of publication, October 2022.

Rates are sole use of the rooms, all year. Different rates will apply to shared or short-term use.