



Clinic Suites Room Hire Agreement

Last Updated: 15/06/2026

Introduction

Clinic Suites provides clinical rooms, therapy space, shared facilities and premises access for use by independent practitioners.

Clinic Suites provides premises and facilities only. It is not a healthcare provider, medical practice, employer of practitioners, clinical supervisor, patient management service or reception service.

Practitioners remain responsible for their own professional services, patients, appointments, records, regulatory compliance, clinical decisions, insurance and conduct. This Agreement applies whether bookings are made online, by invoice, by email, by a representative, or by any other method accepted by Clinic Suites.

1. Acceptance and Authority

A Practitioner accepts this Agreement by making an online booking, signing a written or electronic copy, asking Clinic Suites to book space on their behalf, paying an invoice, occupying or using the Premises, or allowing another person to book space on their behalf.

Where a booking is made by a representative, assistant, colleague, employee, agent or other person, the Practitioner and, where relevant, the Practitioner business remain responsible for compliance with this Agreement.

A person accepting this Agreement on behalf of a Practitioner or organisation confirms that they have authority to do so. Once accepted, this Agreement applies to future bookings, session packages, recurring occupancy, dedicated arrangements and further room hire unless Clinic Suites agrees otherwise in writing.

2. Occupancy Models

Clinic Suites may offer different occupancy arrangements. The applicable arrangement will normally be identified by the booking confirmation, invoice, email confirmation or other written communication issued by Clinic Suites.

Session Hire covers one or more individual booked sessions, booked online or arranged directly with Clinic Suites and invoiced separately. It grants use of the agreed room or facilities only for the booked session or sessions and gives no right to future availability, recurring occupancy, storage, branding or dedicated room occupation.



Fixed-Term Recurring Occupancy covers a recurring pattern of use for a defined period, such as particular days each week for a set number of weeks or months. Unless agreed otherwise, it ends automatically at the end of that period and does not renew.

Rolling Recurring Occupancy covers an ongoing recurring pattern reserved month by month and invoiced in advance. Clinic Suites or the Practitioner may end the arrangement, vary fees, alter room allocation or make material changes by giving at least fourteen (14) calendar days notice before the start of the next occupancy period. The notice relates to the next period of hire, not the invoice date.

A recurring arrangement reserves the agreed slot only for occupancy periods already agreed or properly continuing under the month-by-month arrangement. It does not grant a permanent right to future occupancy.

Dedicated Clinic Space may be offered from time to time and may be subject to additional written terms, including a separate Licence to Occupy. Additional written terms will take precedence over this Agreement only to the extent of any direct conflict.

All occupancy arrangements remain subject to this Agreement. No occupancy arrangement creates a lease, tenancy, security of tenure, exclusive possession or any other property interest in the Premises.

3. Bookings, Invoices and Payment

The commercial details of room hire, including dates, times, quantities, session lengths, occupancy periods, recurring slots, room types, fees and charges, will usually be shown on the relevant booking confirmation, invoice, email confirmation or other written confirmation issued by Clinic Suites.

Invoices should identify the applicable occupancy model where relevant. This helps confirm which provisions apply to the arrangement.

Payment is required in advance unless Clinic Suites agrees otherwise in writing. Clinic Suites may suspend or cancel bookings, reserved slots, occupancy rights, access codes or use of facilities where invoices remain unpaid, payment fails, or payment is not received by the due date.

All invoices and booking confirmations are issued subject to this Agreement. Later invoices or bookings do not require this Agreement to be signed again unless Clinic Suites requests this.

4. Room Hire, Allocation and Relocation

Room hire grants the Practitioner permission to use the room, room type or facilities confirmed by Clinic Suites for the relevant booked period only.

Clinic Suites may reassign a Practitioner to an alternative suitable room where reasonably required for operational requirements, maintenance, safety concerns, building issues, room availability, business continuity, scheduling conflicts, regulatory concerns or other reasonable management reasons.

Where Clinic Suites offers a suitable alternative room and the Practitioner accepts it, no refund or compensation will be due solely because of the room change. If the booked room cannot be provided



and the Practitioner reasonably declines a suitable alternative, Clinic Suites may offer a refund, credit or rescheduling option for the affected booking or period.

Clinic Suites is not liable for loss of earnings, cancelled appointments, patient claims, business interruption, reputational loss, indirect loss or consequential loss arising from room changes, room unavailability, cancellation, rescheduling, building issues or closure.

5. No Lease, Tenancy or Exclusive Possession

Room hire at Clinic Suites is permission to use facilities under this Agreement. It is not a lease, tenancy or transfer of property rights.

No Practitioner obtains exclusive possession of any treatment room, shared area, workspace, storage area or other part of the Premises by reason of any booking, invoice, arrangement or use of the Premises.

Clinic Suites retains control and management of the Premises at all times and may access any part of the Premises where reasonably required for safety, maintenance, inspection, cleaning, emergency, operational, regulatory, security, business continuity or management reasons.

6. Facilities Included in Room Hire

During a booked period, Practitioners may use the room they have reserved or been allocated and the standard furnishings and equipment provided in that room.

Typical equipment may include a treatment couch or table, clinician stool or chair, desk or work surface, sink and handwashing facilities, and inspection lamp or task lighting where provided.

Shared facilities may include the patient waiting room, patient toilet, clinician bathroom, clinician kitchen area, patient check-in kiosk and building Wi-Fi, where available.

Shared areas must be used respectfully and must not obstruct, disturb or interfere with other practitioners, patients, visitors or Clinic Suites operations. Clinic Suites may add, remove, change, limit or vary shared facilities, storage facilities, practitioner workspaces, lockers or amenities from time to time.

7. Access to the Building

Clinical and practitioner areas may be accessed using keypad entry systems or other access controls. Access arrangements are provided for Practitioners attending booked periods and are intended to prevent unauthorised public access to practitioner areas.

Practitioners must not share access codes with patients, visitors or members of the public. Patients should be collected from the waiting room and accompanied into practitioner areas.

Clinic Suites may change access codes or access arrangements at any time for security, operational or management reasons. Practitioners are responsible for unauthorised access resulting from their sharing, misuse or negligent handling of access arrangements.



8. Waiting Room and Patient Management

The waiting room is provided as a shared space for patients attending appointments with Practitioners at Clinic Suites. Practitioners are responsible for managing their own appointments, patient arrival arrangements and patient collection from the waiting room.

The waiting room must not be used for consultations, treatments, private discussions, group sessions or activities that may disturb others. Clinic Suites does not provide reception, appointment management, patient triage, clinical supervision or patient management services.

9. Use of Rooms and Professional Suitability

Rooms must be used respectfully and only for lawful professional activities within the Practitioner's qualifications, registrations, competence and insurance.

Practitioners must ensure that the facilities provided are suitable for the services they intend to offer. Clinic Suites does not assess, approve or guarantee that rooms meet the regulatory, clinical, professional or procedural requirements of any particular treatment, therapy, service or profession.

Practitioners must not move major equipment, alter room layout, attach items to walls, introduce fixtures, modify building systems or change room arrangements without permission from Clinic Suites.

10. Qualifications, Insurance and Compliance

Practitioners are responsible for maintaining all qualifications, licences, registrations, approvals, professional memberships, permissions and insurance required for the services they provide, as they would when operating from their own office, home clinic or other premises.

Appropriate insurance may include professional indemnity, public liability, treatment risk, employer's liability or any profession-specific cover required for their work. Clinic Suites may request evidence of qualifications, registrations, approvals or insurance at any time.

Clinic Suites does not verify, endorse, supervise or assume responsibility for the professional competence, regulatory status, clinical practice or patient care provided by Practitioners.

11. Equipment Brought by Practitioners

Practitioners may bring and use their own equipment required for their services, subject to this Agreement and any approval required by Clinic Suites.

Practitioners are responsible for ensuring their equipment is safe, suitable, properly maintained, clean, compliant, insured and appropriate for use at the Premises.

Specialist machinery, electrical or medical equipment, equipment producing heat, light, vapour, odour, noise or waste, or equipment placing additional demand on building systems must be approved by Clinic Suites before use. Clinic Suites may refuse, restrict or withdraw permission where it reasonably has safety, regulatory, operational, electrical, reputational or building management concerns.



12. Cleaning, Infection Control and Waste

Practitioners are responsible for maintaining appropriate hygiene, cleaning and infection control standards for the services they provide.

Practitioners must clean and disinfect any surfaces, equipment, furniture or areas used during their booked period and leave the room in a suitable condition for the next user.

Clinic Suites provides general waste facilities for ordinary non-clinical waste only. Clinical waste, sharps, hazardous materials, biological waste, contaminated materials, medications, injectable products or specialist waste must not be placed in general waste bins.

Practitioners are responsible for lawful disposal of any clinical, specialist, hazardous or regulated waste generated through their services and must not leave sharps, medications, hazardous substances, clinical materials or regulated waste unattended within the Premises.

13. Consumables

Clinic Suites may provide a reasonable supply of basic consumables, such as treatment couch roll and hand sanitiser, where available.

Practitioners are responsible for providing any specialist equipment, materials, products, PPE, clinical consumables, procedure-specific materials or unusually large quantities of consumables required for their services. Clinic Suites may change, limit, withdraw or charge for consumables where reasonably required.

14. Storage, Personal Property and Items Left on Site

No storage rights are granted unless expressly agreed by Clinic Suites in writing.

Practitioners must remove all equipment, materials, stock, records, valuables, waste and personal belongings from rooms and shared areas at the end of their booked period unless Clinic Suites has expressly agreed otherwise.

Anything left at the Premises, including equipment, consumables, stock, records, devices, valuables, food, drink or personal belongings, is left entirely at the Practitioner's own risk. Clinic Suites does not insure Practitioner property and accepts no responsibility for loss, theft, damage, unauthorised access, deterioration, contamination, spoilage, disposal or removal.

Clinic Suites may remove, relocate, secure, store, dispose of or require collection of items left at the Premises where reasonably necessary for cleaning, operational use, safety, maintenance, room turnover, termination of occupancy or building management.

Prescription medicines, controlled substances, injectable products, temperature-sensitive clinical products, patient records or confidential materials must not be stored at Clinic Suites unless expressly authorised in writing and permitted by applicable law and professional requirements.



Clinic Suites may in the future provide shared practitioner workspace, lockers, storage areas or other facilities. These may be shared with other Practitioners and subject to additional rules. CCTV, locks or access controls do not make Clinic Suites responsible for safeguarding Practitioner property.

15. Kitchen, Wi-Fi and Shared Practitioner Areas

A small kitchen area and other shared practitioner facilities may be available for light practitioner use. Practitioners must clean up after themselves, keep shared areas tidy and use kitchen appliances responsibly.

Food, drink or other items stored in any refrigerator, kitchen or shared practitioner area are left entirely at the Practitioner's own risk. Clinic Suites accepts no responsibility for loss, spoilage, contamination, removal or disposal of such items.

Wi-Fi may be provided for convenience. Clinic Suites does not guarantee availability, speed, security, continuity or suitability. Practitioners remain responsible for their own devices, software, accounts, passwords, patient data and confidential information accessed through the network.

16. Data Protection and Patient Records

Practitioners are solely responsible for patient records, patient communications, appointment records, clinical notes, consent forms, confidential information and compliance with applicable data protection, confidentiality and professional obligations relating to their patients or clients.

Clinic Suites does not store or manage patient records for Practitioners and does not accept responsibility for patient data held, processed, accessed or disclosed by Practitioners.

Practitioners must not leave patient records, confidential documents, devices or identifiable patient information unattended in rooms, shared areas, kitchens, workspaces, storage areas or waste bins.

17. CCTV

CCTV may operate within parts of the Premises for safety, security, crime prevention, operational management and protection of Clinic Suites, Practitioners, patients, visitors and property.

CCTV will not be used in treatment rooms where private consultations or treatments take place, unless required in exceptional circumstances and permitted by law. CCTV is not continuously monitored and does not replace the Practitioner's own responsibility to safeguard people, property, equipment, records and belongings.

18. Noise, Flames, Odours and Building Systems

Treatment rooms should maintain a quiet professional environment. Quiet background music may be used within a room provided it does not disturb others. If music, conversation, activity or noise is disruptive, it must be reduced or stopped when requested.



The Fylde Suite or other larger spaces may be used for meetings, training or group sessions where booked for that purpose and provided reasonable consideration is given to other users of the Premises.

Open flames and smoke-producing items are not permitted. This includes candles, incense, oil burners, smudge sticks or similar items. Strong odours, vapours, products, substances or activities likely to disturb other users must not be used without prior permission.

Heating, ventilation, lighting, electrical systems, alarms, access systems, fire systems and other building systems are managed by Clinic Suites. Practitioners must not interfere with them or introduce portable heaters, fans, electrical appliances, extension leads or similar items without permission.

19. Reporting Issues, Safety and Building Closure

Practitioners must report damage, faults, spillages, hazards, maintenance issues, safety concerns, security concerns, equipment defects or building issues affecting the Premises or equipment as soon as reasonably possible.

Clinic Suites may close, restrict access to, suspend use of, or change arrangements at the Premises where reasonably required due to fire, flood, utility failure, maintenance, safety or security concerns, regulatory requirements, building defects, emergency, government restriction, landlord requirement, insurance requirement or events outside Clinic Suites' reasonable control.

Where possible, Clinic Suites may offer an alternative suitable room, rescheduling, credit or refund for affected bookings. Clinic Suites will not be liable for wider business losses, patient claims or consequential losses arising from closure or restricted access.

20. Safeguarding and Children

Children may attend the Premises when attending appointments with Practitioners, provided they are appropriately supervised.

Practitioners are responsible for the supervision, safeguarding and welfare of children attending their sessions, together with compliance with any legal, professional or regulatory obligations relating to minors.

A Practitioner must not be alone in a treatment room with a child. A parent, guardian or responsible adult must be present unless Clinic Suites has agreed otherwise in writing and the Practitioner has appropriate legal, professional and safeguarding arrangements in place.

21. Practitioner Conduct, Visitors and Third Parties

Practitioners remain responsible for the conduct of their patients, visitors, assistants, trainees, employees, representatives, contractors or other persons attending the Premises in connection with them.



Activities must not obstruct shared areas, disturb other users, compromise safety, interfere with Clinic Suites operations or bring Clinic Suites into disrepute.

Rooms must not be shared between multiple Practitioners providing separate services to different paying clients during the same booked period unless Clinic Suites has agreed this in writing. Practitioners must not transfer, resell, sub-license, assign, share or allow third parties to use booked rooms, reserved slots, storage areas or occupancy rights without prior written permission.

Animals are not permitted within the Premises except for legally recognised assistance animals. Photography, filming or recording within shared areas, or involving other Practitioners, patients or visitors, must not take place without appropriate consent and any required permission from Clinic Suites.

22. Patient Check-In Kiosk

Clinic Suites may provide a patient check-in kiosk as a convenience system. Practitioners remain responsible for managing their own appointments, patient communications and patient collection from the waiting room and should not rely solely on electronic notifications.

Clinic Suites does not guarantee continuous operation of the kiosk or notification systems and accepts no responsibility for missed appointments, late collection, patient confusion or communication failures arising from reliance on the kiosk.

23. Branding, Representation and Advertising

Practitioners operate as independent professionals and must not represent themselves as employees, agents, partners, representatives or service providers of Clinic Suites.

Practitioners must not state, imply or suggest in advertising, marketing materials, online listings, websites, social media, patient communications, signage or verbal communications that they work for, are employed by, provide services on behalf of, or are clinically endorsed or supervised by Clinic Suites.

Permitted wording is limited to factual location-based descriptions such as "Practising from Clinic Suites", "Located at Clinic Suites" or similar wording approved by Clinic Suites.

Clinic Suites branding, logos, imagery, website content, photographs, intellectual property or other materials must not be used without prior written consent. If Clinic Suites considers that a Practitioner is misrepresenting the relationship, the Practitioner must immediately amend or remove non-compliant content when requested.

24. Breach, Suspension and Removal of Access

Clinic Suites may suspend, cancel, refuse, restrict or remove booking privileges, occupancy rights, access codes or use of facilities where this Agreement is breached, invoices remain unpaid, requested



evidence is not provided, or Clinic Suites reasonably identifies a safety, security, regulatory, reputational, operational, safeguarding, hygiene, payment or conduct concern.

Clinic Suites may require immediate cessation of activities or immediate departure from the Premises where behaviour, activities, equipment, substances, materials or circumstances are reasonably believed to present a safety, legal, regulatory, reputational or operational risk.

25. Limitation of Liability

Clinic Suites provides premises and facilities only. It is not responsible for the Practitioner's patients, services, income, appointments, reputation, professional obligations, business continuity or clinical outcomes.

To the fullest extent permitted by law, Clinic Suites shall not be liable for loss of earnings, loss of profit, loss of business, loss of opportunity, patient claims, cancelled appointments, reputational loss, business interruption, indirect loss or consequential loss arising from use of the Premises, room unavailability, relocation, cancellation, access issues, internet failure, building issues, equipment failure, closure, emergency, or acts of other Practitioners, patients, visitors or third parties.

Nothing in this Agreement limits liability where it would be unlawful to do so.

26. Amendments and Entire Agreement

Clinic Suites may amend this Agreement from time to time to reflect operational changes, legal requirements, building arrangements, safety procedures, facilities, occupancy models or business requirements. The current version will be made available on the Clinic Suites website or by request.

Continued booking, payment, occupancy or use of the Premises after an updated version is made available constitutes acceptance of it. Where a material change significantly affects an existing paid booking or occupancy period, Clinic Suites will act reasonably in applying the updated terms.

This Agreement, together with any applicable booking confirmation, invoice, written confirmation and any additional dedicated space or occupancy terms signed or accepted by the Practitioner, forms the agreement between Clinic Suites and the Practitioner for use of the Premises.

Any invoice or booking confirmation identifies what has been purchased or reserved. This Agreement governs the legal and operational terms on which it is provided. No verbal discussion, informal assurance, website statement, marketing material or previous communication grants rights beyond this Agreement, the applicable invoice or booking confirmation, or specific written terms agreed by Clinic Suites.

27. Governing Law

This Agreement is governed by the laws of England and Wales. The courts of England and Wales shall have jurisdiction in relation to disputes arising from this Agreement or use of the Premises.



Clinic Suites
FLEXIBLE CLINIC SPACE

124b Fleetwood Road North
Thornton-Cleveleys
FY5 4BL

28. Acknowledgement

By booking, signing, paying for, occupying or using rooms or facilities at Clinic Suites, the Practitioner confirms that they have read, understood and agree to comply with this Room Hire Agreement.