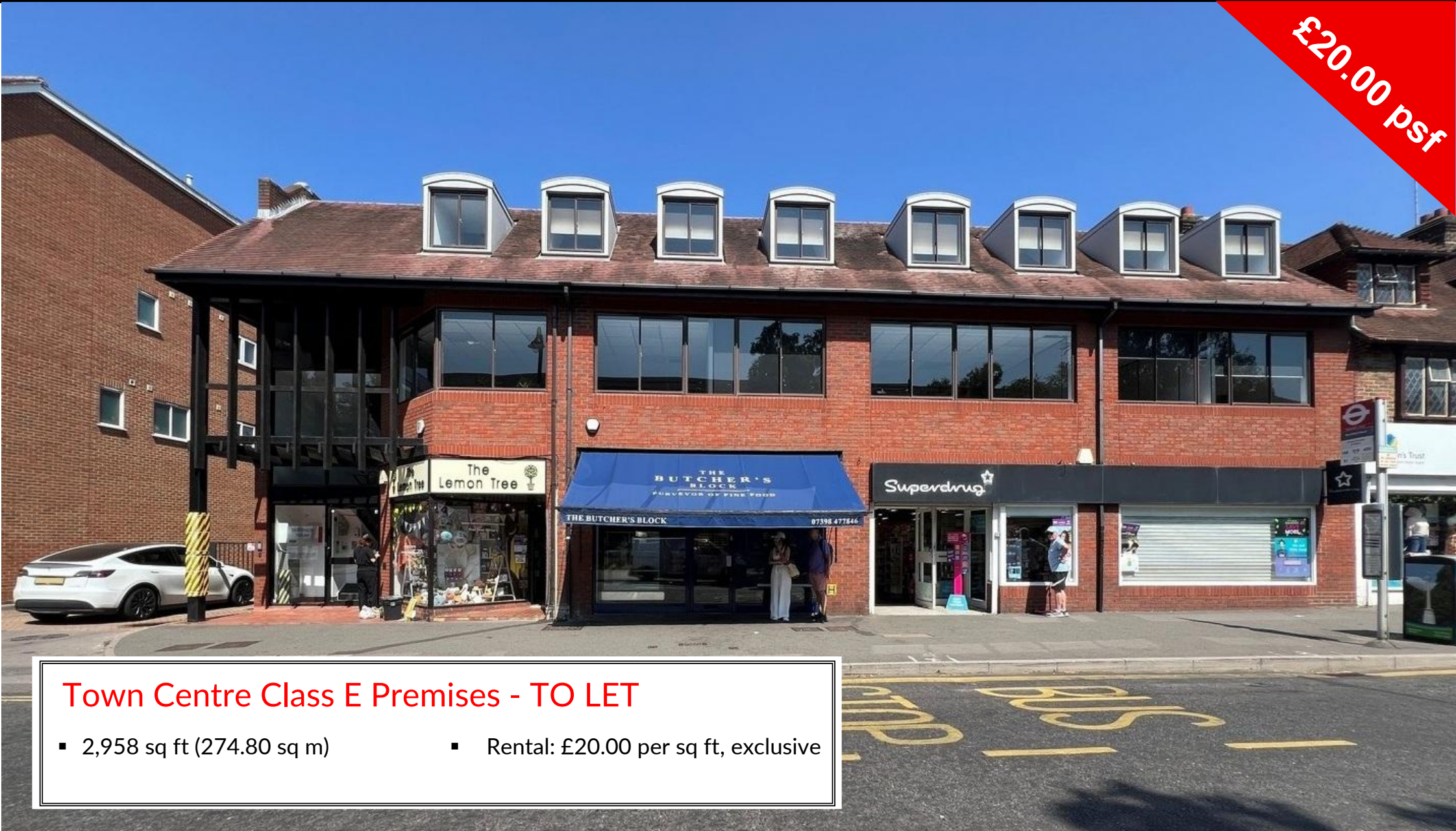


£20.00 psf



Town Centre Class E Premises - TO LET

- 2,958 sq ft (274.80 sq m)
- Rental: £20.00 per sq ft, exclusive

Key Features

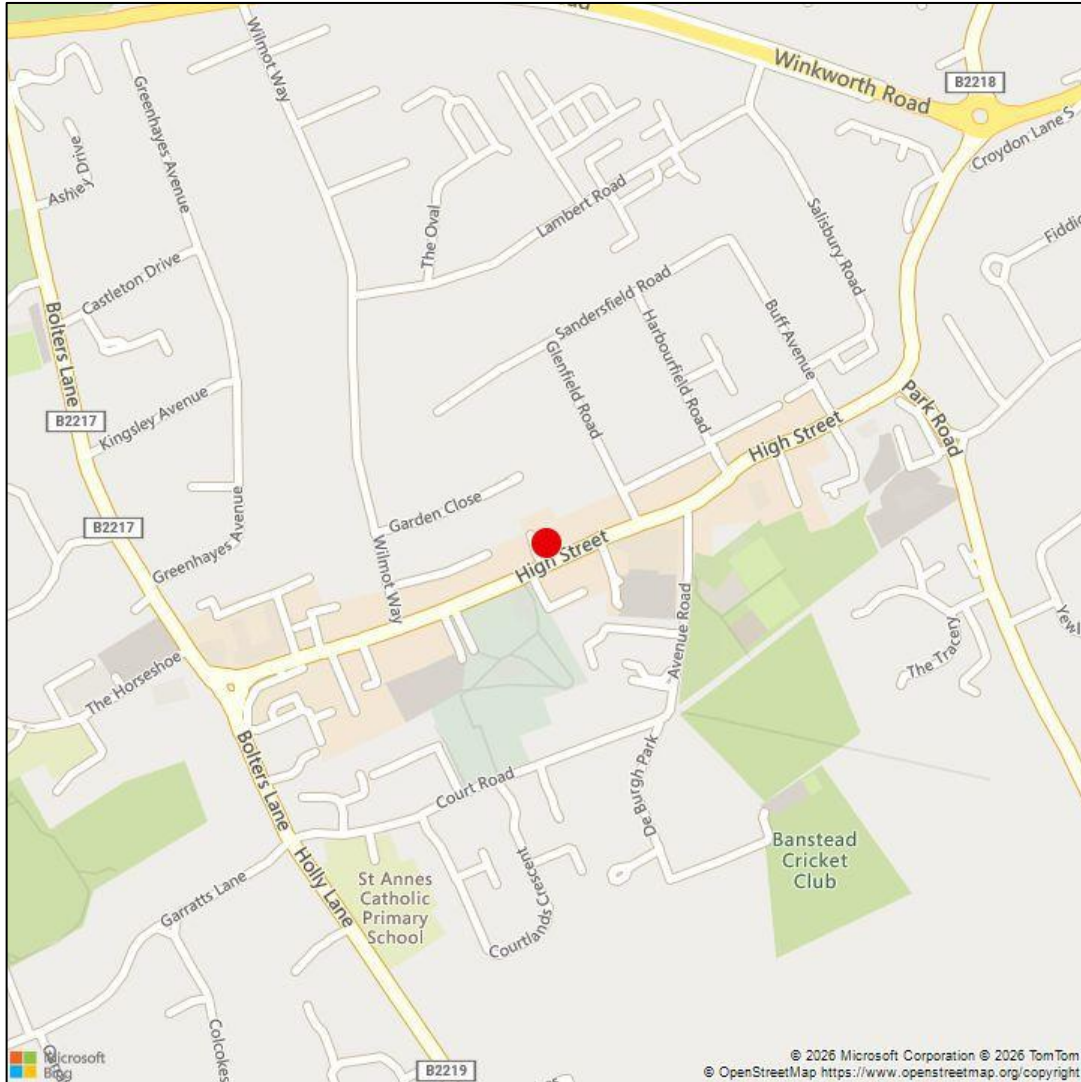
- Dedicated ground floor entrance
- Air conditioning throughout (heating and cooling)
- 8-person passenger lift
- Suspended ceilings with flat panel LED lighting
- Door entry system
- Triple compartment trunking
- Separate air-conditioned server / comms room
- Ladies and Gents WC facilities
- Kitchen facilities
- Private access-controlled car parking with 5 allocated spaces



Description

Pathtrace House comprises a three-storey building of brick construction, and a secure private car park to the rear.





Location

Pathtrace House occupies a central location on the north side of the High Street. Nearby traders include Waitrose, Tesco Express, Marks & Spencer, Superdrug and Boots.

Banstead is an affluent and popular Surrey town located approximately 3 miles from both Epsom and Sutton.

Banstead High Street is easily accessible from the A217 Brighton Road, which provides access to the M25 at Reigate Hill, and both London Gatwick and Heathrow airports are approximately 30 minutes away by car.

Banstead BR Station is approximately 0.9 miles away, offering direct trains to London Victoria.

Distances



Croydon	8 miles
London	19 miles
Gatwick	15 miles
Guildford	25 miles
Heathrow	32 miles



A217	0.8 miles
M25 (J8)	5.5 miles

Accommodation

The premises have the following approximate floor areas:

Area	SQ FT	SQ M
Second Floor Suite	2,958 sq ft	274.80 sq m
Total Gross Internal Floor Area:	2,958 sq ft	274.80 sq m

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

In addition, the premises benefit from five allocated parking spaces within the rear secure car park.



Planning

The premises benefit from Class E consent currently.

Terms

The office suite is available to let on a new effective Full Repairing and Insuring Lease for a term to be agreed.

Rental

The commencing rental is £20.00 per sq ft, exclusive.

Service Charge

The Service Charge is currently estimated at £12.60 per sq ft. Further details upon application.

Business Rates

According to the Government website the property has a 2026 Rateable Value of £49,500. Therefore, the rates payable for the current financial year for 2026-2027 are £21,384.

NB: The rates actually payable may be subject to transitional relief.

Building Insurance

The annual amount applicable for the second floor office suite is currently £1,493.82.

VAT

The property is elected for VAT.

EPC

The property has a current rating of C (66) is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Contact - Sole Agents



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