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AIR CONDITIONED CLASS E PREMISES - TO LET

- 1,533 Sq Ft (142.42 Sq M)
- £25,000 per annum exclusive

45 Nork Way, Banstead, Surrey SM7 1PB

Key Features

- Suspended ceilings
- Air conditioning
- Good natural light
- Partitioned meeting room
- Staff room
- Kitchen/break-out area
- Ladies and Gents WC facilities



Description

The two-storey end of terraced property is of brick construction beneath a pitched tiled roof, and forms part of a parade of similar premises. There is rear vehicular access to the premises via Nork Gardens.

Location

Nork is a thriving village in close proximity to Banstead Village and the A217 Brighton Road. The property is prominently located on the western side of Nork Way, close to the junctions with Eastgate and Green Curve. The property is situated in a densely populated area amongst a number of local neighbourhood and multiple retailers.

Banstead mainline BR station is nearby, providing fast regular services to both Victoria and London Bridge.

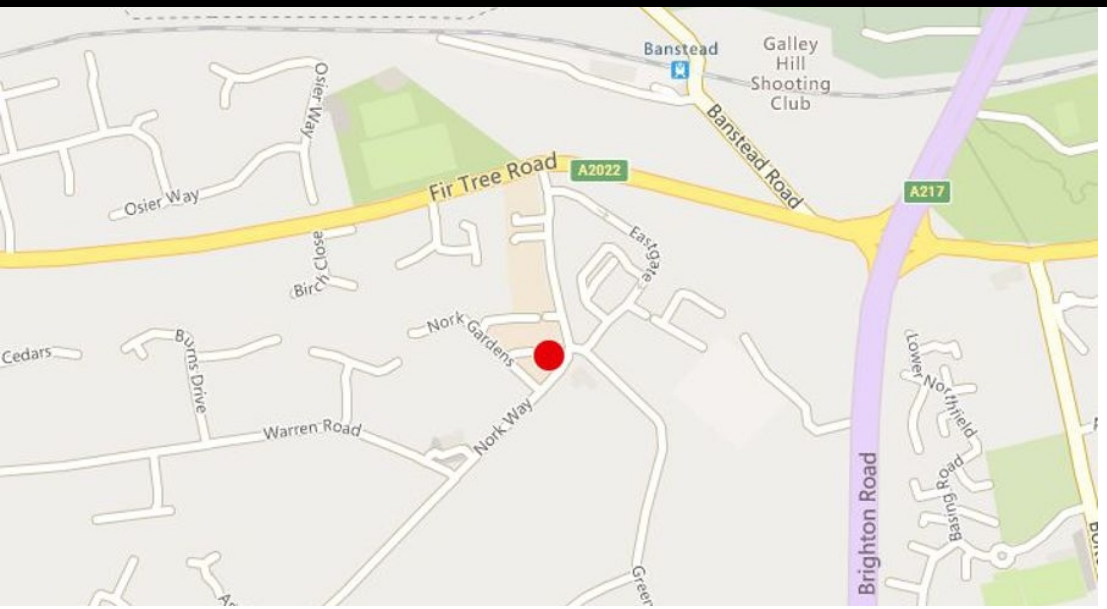
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Basement	248	23.04
Ground Floor	1,305	121.23
Total Gross Internal Floor Area	1,533 Sq Ft	142.42 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.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rental is £25,000 per annum exclusive.

Rates

According to the Government website the property has a 2026 Rateable Value of £17,250 Therefore, the rates payable for the current financial year for 2026-2027 are £6,589.50. NB: The rates actually payable may be subject to transitional relief.

VAT

The premises have not been elected for VAT.

EPC

The EPC rating for this property is B (49).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:

CENTRO
020 8401 1000
www.centro.plc.uk

Morgan Pérez
morganperez@centro.plc.uk

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