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## Office Premises TO LET

Rear of 35 Nork Way, Banstead,  
Surrey, SM7 1PB

### Location:

The office suite is located at the rear of retail premises in the heart of this busy suburban shopping parade on the west site of Banstead, close to the cross roads on Banstead Heath where the Reigate and Purley Roads intersect. Subsequently, access to the motorway network is via junction 8 of the M25 Reigate Hill. In addition, Banstead Railway Station is close by.

### Accommodation:

The office is arranged on the ground floor comprising a split level open plan area with a private room and kitchen.

In total the ground floor area extends to approximately:

**100.21 sq m (1079 sq ft)**

The premises have the benefit of gas fired central heating and one parking space. On street car parking is available outside the front of the property and in the surrounding side roads.

### Terms:

A new lease is available for a term to be agreed at a rent of £16,000 per annum on a full repairing and insuring basis, subject to contract and VAT (if applicable).

### Legal costs:

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

### Energy Performance Certificate:

Awaiting Energy Performance certificate.

### Business Rates:

Upon completion of the letting the Rateable Value will be reapportioned. The UBR for 2011/12 is 42.6p in the £. (Small Business Relief may apply).

### Viewing:

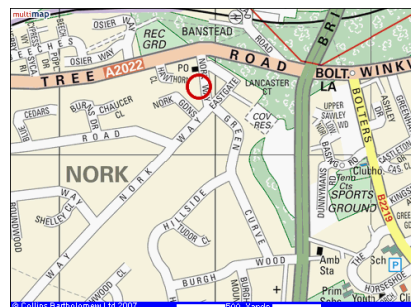
By appointment with Sole Agents  
Gildersleve & Payne  
Contact Peter Gildersleve FRICS  
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### Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

### Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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# CHARTERED SURVEYORS

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*