

**WILLIAMS
HARLOW**

Banstead Office
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High Street Banstead, SM7 2NH

Located on the North side of Banstead, this prime office space on High Street offers an exceptional opportunity for businesses seeking a prominent location. Just 50 meters from the well-known Marks and Spencer food store, this property benefits from high foot traffic and excellent visibility, making it an ideal spot for attracting customers.

The office is presented in good decorative order, ensuring a welcoming environment for both staff and clients. It features a generously sized front office that allows for flexible workspace arrangements, complemented by a rear office that can serve as a private meeting room or additional workspace. The kitchenette provides convenience for staff, while the WC adds to the practicality of the layout.

£25,000 Per Annum -



THE PROPERTY

MAIN SHOP AREA

9.65m x 3.25m (31'8 x 10'8)

The main shop area benefits from a side return window as well as large prominent window facing onto the High Street. This area measures 31'8 x 10'8 and has a large open floor area on two levels. Towards the rear there is a well built in office storage comprising of display shelving, storage cupboards and filing cabinets. This area leads through to:

KITCHEN

2.57m x 1.85m (8'5 x 6'1)

Further window to the side. Various wall and base units and sink. This area also leads to the:

WC

WC, wash hand basin and a cupboard housing the gas central heating boiler.

REAR PRIVATE OFFICE

4.04m x 3.25m (13'3 x 10'8)

Double aspect room with window to the side and rear. Connecting door to the rear.

CLASS USAGE

The "Class E" Designation. Under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the previous "B1(a) Office" classification was merged into the broader Class

COSTS

Each party to be responsible for their own legal cost.

TERMS

Long term tenancy preferred subject to negotiation with rental review provisions.

DEPOSIT

Three months or one quarters rent

RATEABLE VALUE

£14,500 from the 1st April 2026, previously £12,500 per annum



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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HIGH STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA: 561 SQ FT - 52.16 SQ M



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FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	