

**WILLIAMS
HARLOW**

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I Yewlands Close Banstead, Surrey SM7 3DB

PLEASE NOTE RESTRICTIONS. An opportunity to rent a detached commercial unit with two office area spaces, utility area, kitchen and shower room/WC facilities. The property is located in a quiet backwater of Banstead Village within easy access to local amenities. The property also benefits from under floor heating throughout and its own private outdoor space. AVAILABLE NOW

£7,000 Per Annum -



ACCESS

The property is accessed via pedestrian walkway via a wooden gate.

FIRST OUTDOOR AREA

A combination of flower beds, leylandii trees and raised beds. This leads to a:

GARAGE/STORE

Accessible via double opening doors to the side and is under a pitch roof. Power and lighting. From here there is access to:

MAIN COURTYARD AREA

Principally paved with various raised flower/shrub borders. Areas of patio and artificial lawn, outside lighting and outside tap. From here there is access to the:

THE STUDIO

All is accessed via a glazed doorway which gives access to the:

ENTRANCE HALL

Downlighter.

STUDIO ROOM TWO

Double opening French doors to the courtyard. Underfloor heating. Wall lights. Further door which provides access to the:

STUDIO ROOM ONE

Window to the front. 4 x in-built storage cupboards.

KITCHEN

Wall and base units and wooden work surfaces incorporating sink with mixer tap. Space for upright fridge freezer. Fitted oven/grill and surface mounted electric hob. Window to the side. Downlighters. Tiled flooring and part tiled walls.

UTILITY ROOM

Wooden work surfaces. Sink with mixer tap. Cupboard housing an integral washing machine with shelving above and a water heater. Eye level cupboards. Window to the courtyard.

SHOWER ROOM

Large walk in shower. Wash hand basin with mixer tap and wall mounted controls with vanity cupboard below. Low level WC with concealed cistern. Obscured glazed window to the rear. Heated towel rail. Wall mounted extractor. Wall lights.

PLANNING RESTRICTIONS

Note working hours and only two people allowed to work.

Cycle store is located in detached building accessed from courtyard

The use hereby permitted shall only be carried out between 0800 and 1800 on Monday to Friday (inclusive) and not at all on Saturdays, Sundays or on bank or public holidays.

The maximum number of people working within the office hereby

approved shall not exceed 2 at any one time

Prior to the first occupation of the development hereby approved facilities for the secure, covered storage of at least 2 bicycles within the development site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.



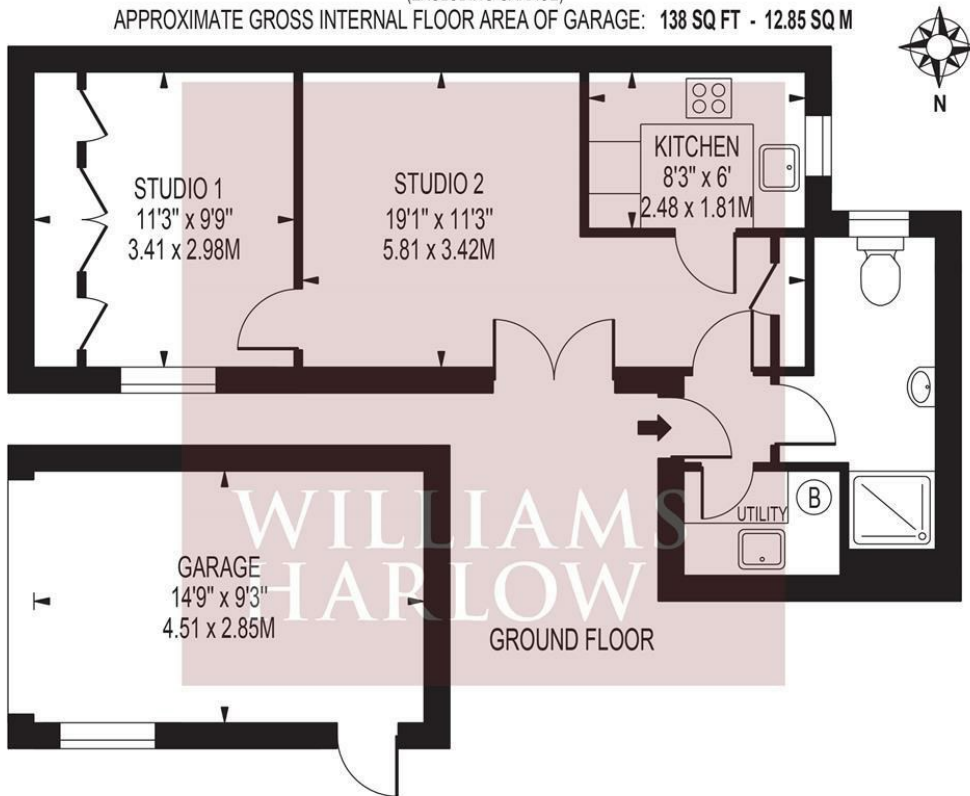
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

**WILLIAMS
HARLOW**

**THE STUDIO,
YEWLANDS CLOSE**

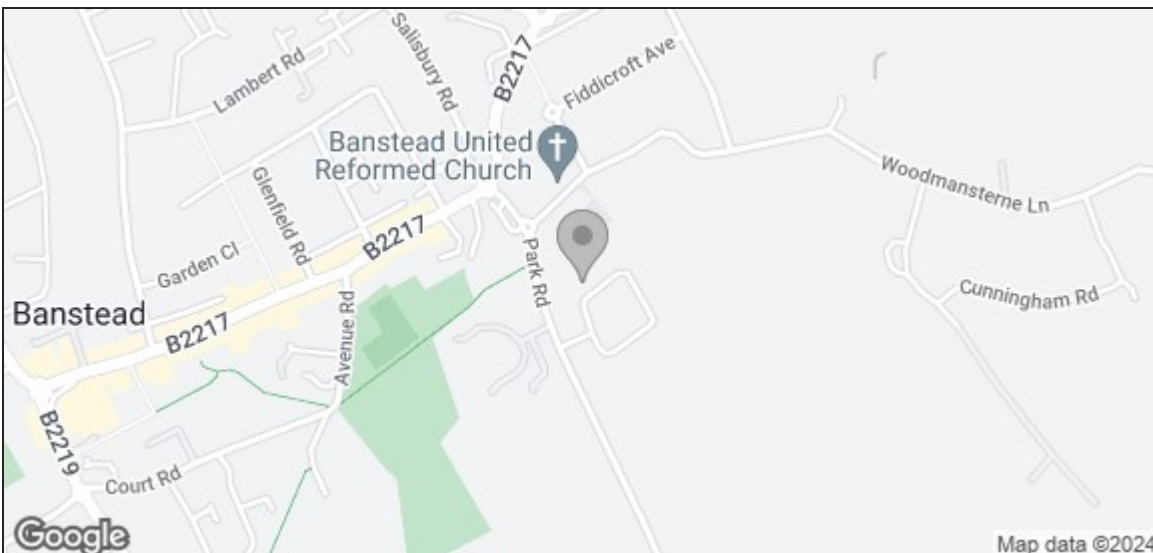
APPROXIMATE GROSS INTERNAL FLOOR AREA: 421 SQ FT - 39.14 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 138 SQ FT - 12.85 SQ M



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	