

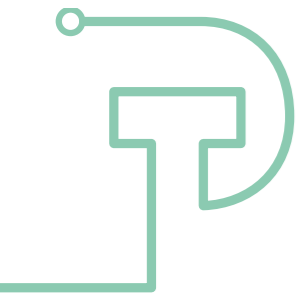


Fitted first floor town centre offices

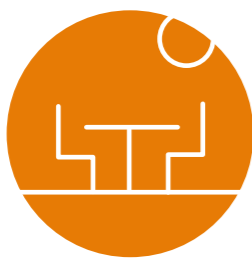
With gated parking and shared roof terrace

2,275 sq ft (211 sq m) to 3,169 sq ft (294 sq m) IPMS3





**DEDICATED  
GROUND FLOOR  
ENTRANCE**



**SHARED  
OUTDOOR  
TERRACE**



**DOOR  
ENTRY  
SYSTEM**



**FLAT PANEL  
LED LIGHTING**



**SUSPENDED  
CEILINGS**



**MODERN  
FIT OUT**



**10 SECURE  
ALLOCATED  
PARKING SPACES**

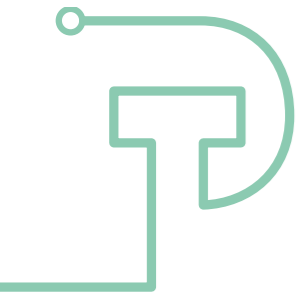


**HEATING  
& COOLING  
SYSTEM**



**8-PERSON  
PASSENGER  
LIFT**





**PATHTRACE HOUSE** is centrally located on Banstead High Street.

The available first floor suite provides high quality open plan space with the benefit of a modern fit out and shared external terrace.

The fit out includes a reception area, boardroom, 5 private offices / meeting rooms, kitchen and server room.

This can be amended or adapted by an incoming tenant if required to meet their own layout requirement.

**EPC**  
C (62).

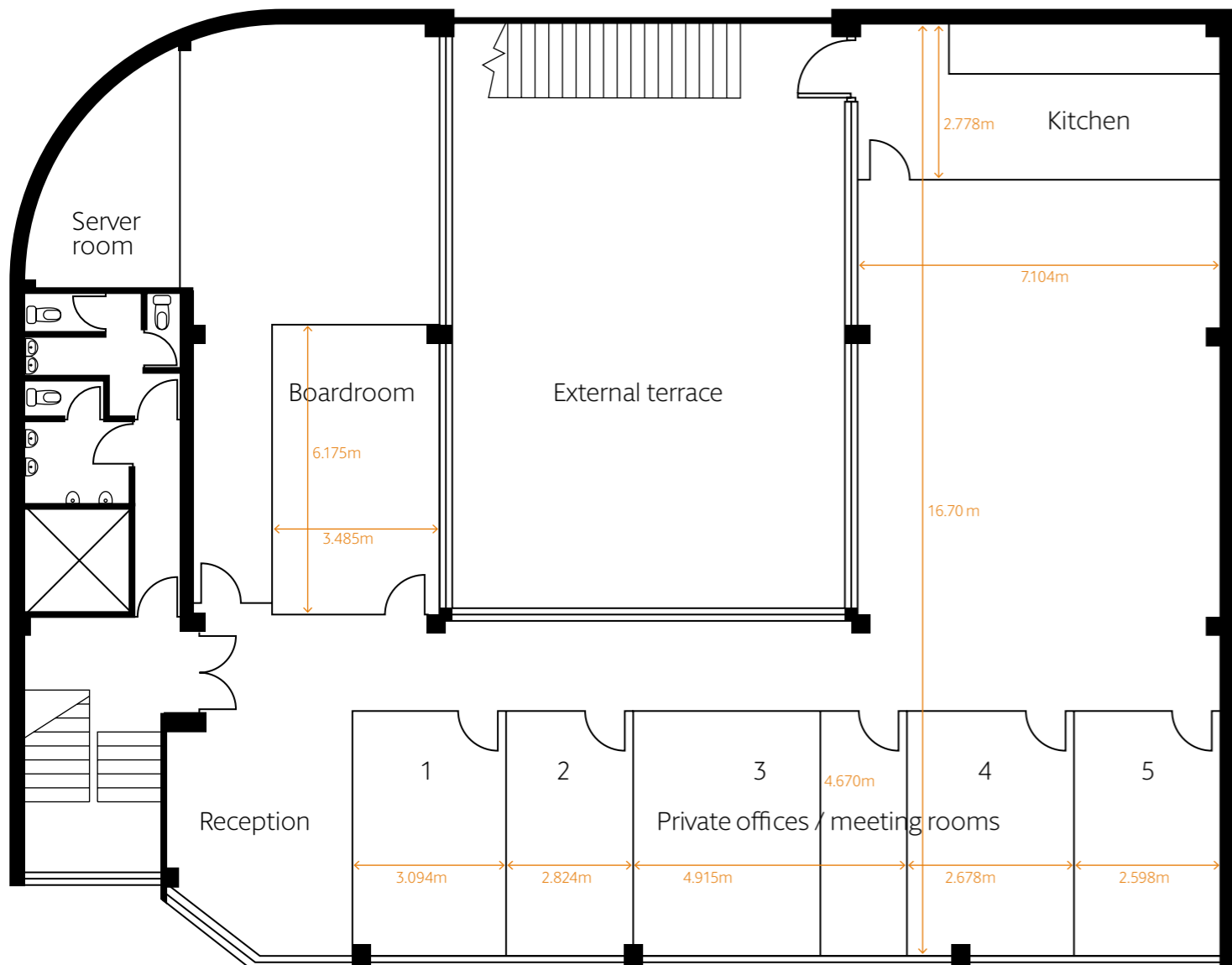
**Terms**

The suite is available as a whole or can be split to accommodate requirements from approximately 2,275 sq ft.

To be let on a new lease direct from the landlord on terms to be agreed.

**Business rates**

Rateable Valuable: £50,000. Therefore, the approximate rates payable for the 2023-2024 financial year are £24,950. Tenant to rely on own their enquires.

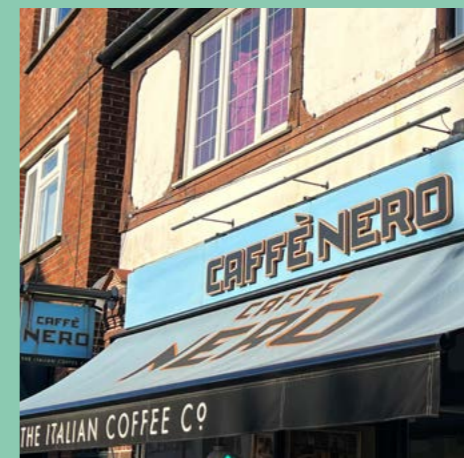


This floor plan is provided for approximate guidance only. It is not to scale and measurements are not to be relied upon.



**BANSTEAD HIGH STREET**

benefits from a strong restaurant, café and retail offering including Waitrose, Tesco, Boots, Starbucks, Fego, Costa, Prezzo, M&S, Pizza Express, Zizzi and the popular Woolpack pub.



- 1 Zizzi
- 2 M&S Simply Food
- 3 Caffè Nero
- 4 Ciao Italia
- 5 Costa
- 6 Starbucks
- 7 Fego
- 8 Royal China
- 9 Lavender Kitchen
- 10 Café Chai
- 11 Village Cafe & Bistro
- 12 The Woolpack
- 13 Waitrose
- 14 Tesco Express
- 15 Prezzo
- 16 Pizza Express
- 17 All Saints
- 18 Cricket Club



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

Banstead High Street is easily accessible from the A217 Brighton Road and within approximately 5.5 miles of Junction 8 of the M25.

Banstead Station is 0.9 miles to north of Pathtrace House and offers 2 direct trains per hour to London Victoria.

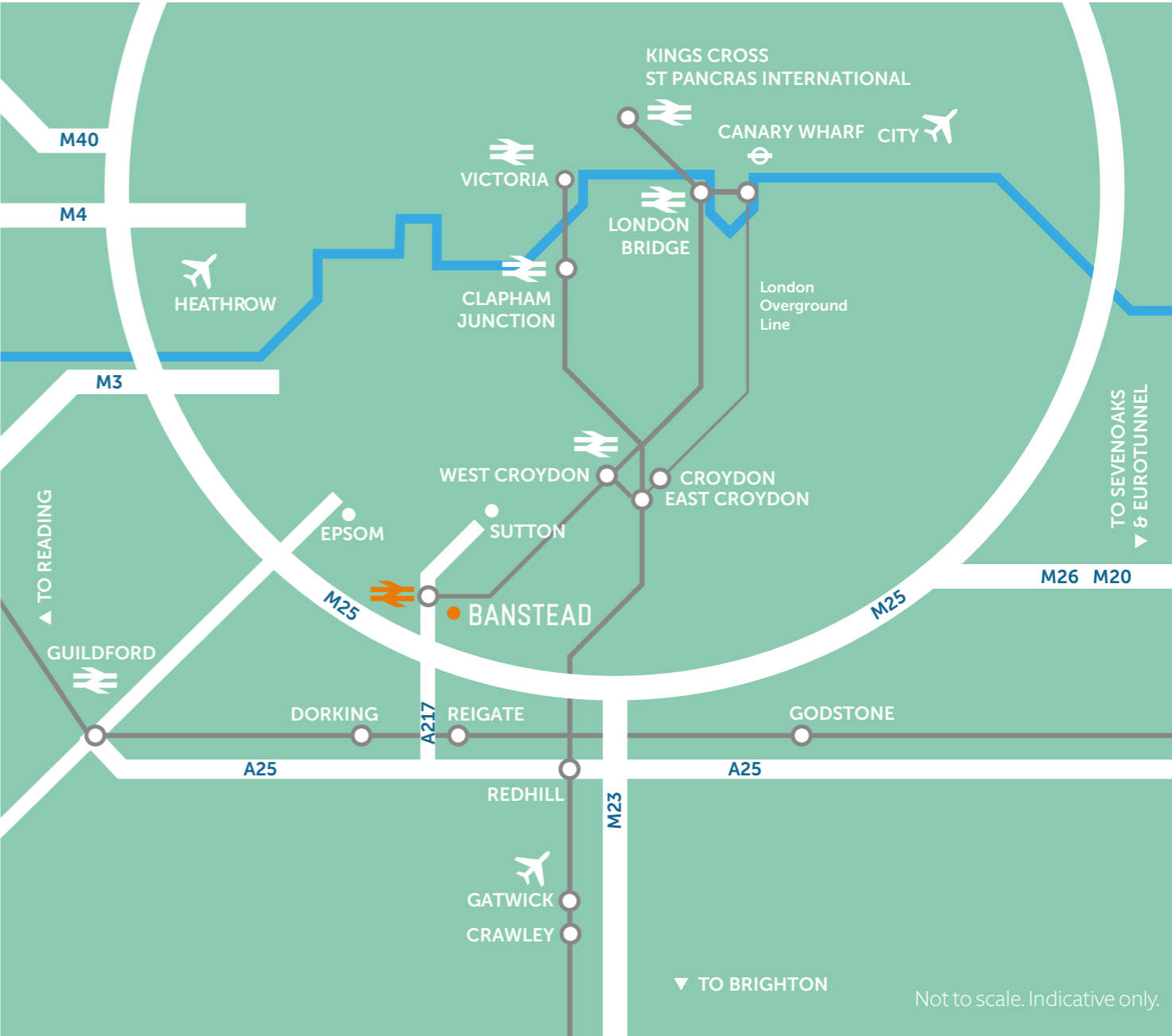
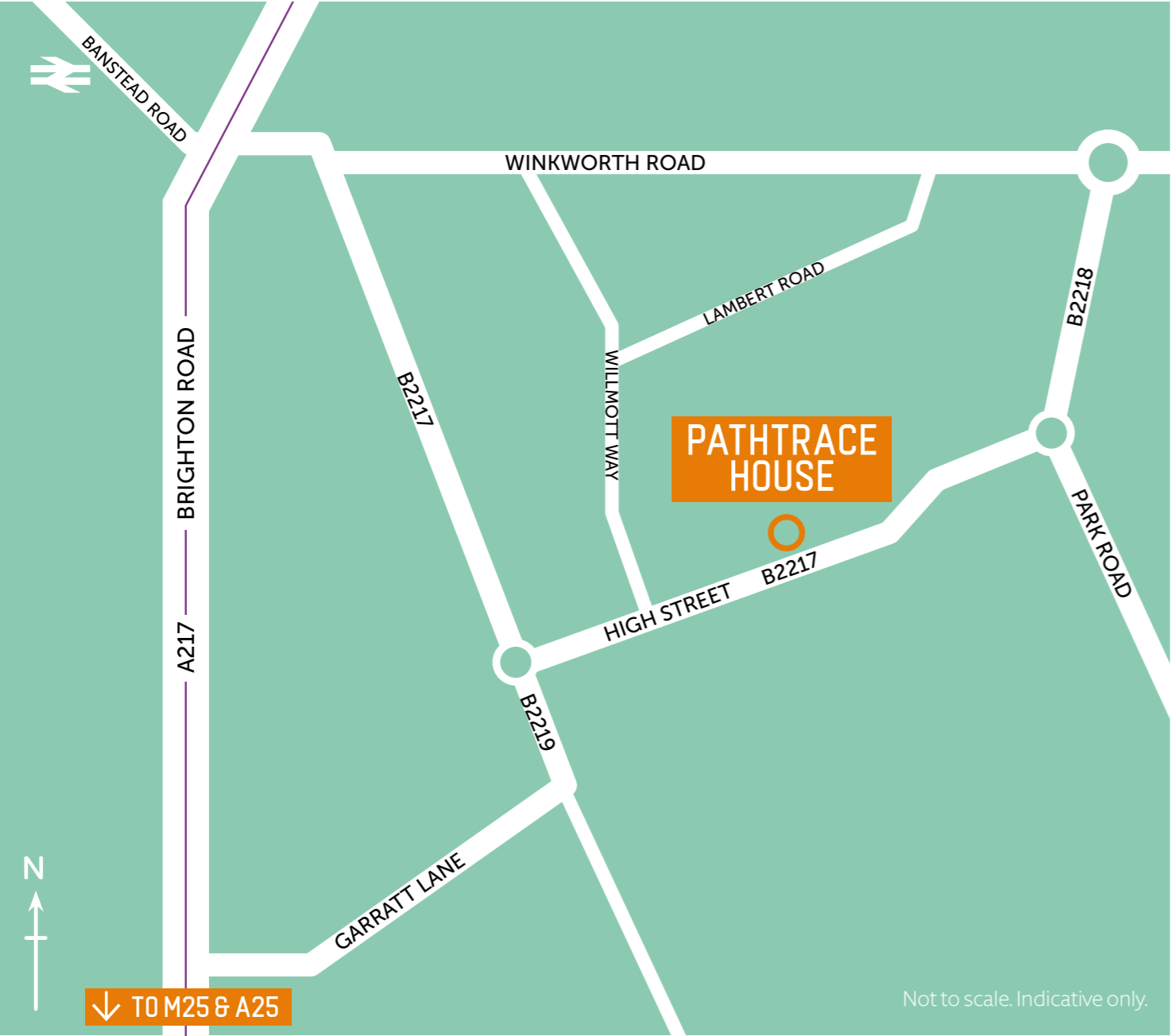


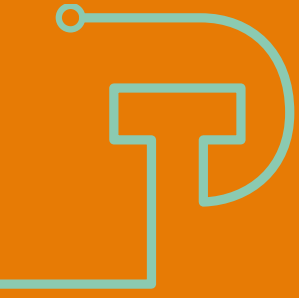
Travel times	changes	mins
West Croydon	0	23
London Bridge	1	47
London Victoria	0	58
London Waterloo	1 / 2	68
London Gatwick	3	68



Travel distances	miles
Croydon	8
London	19
London Gatwick	15
Guildford	25
London Heathrow	32
Brighton	41

Approx. Sources: Google Maps, Trainline





# PATHTRACE HOUSE



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