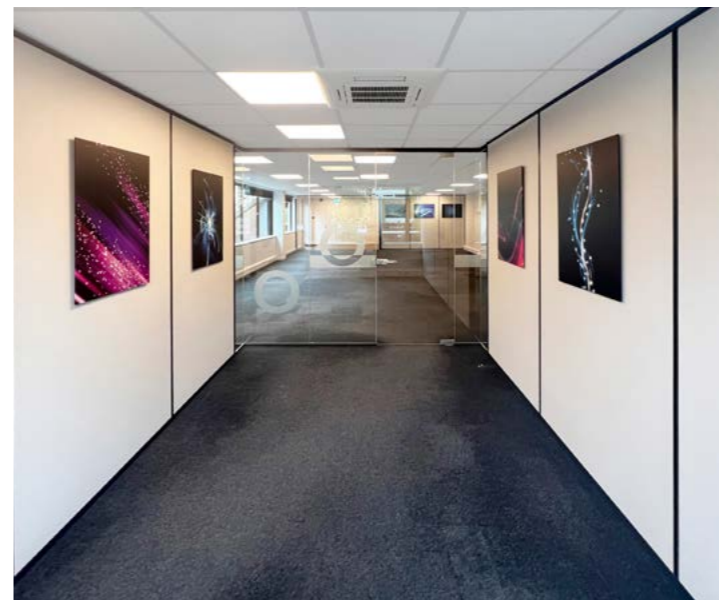
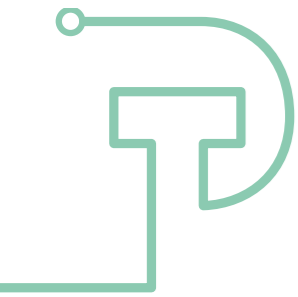


Fitted first floor town centre offices

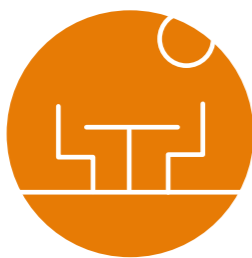
With gated parking and shared roof terrace

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**

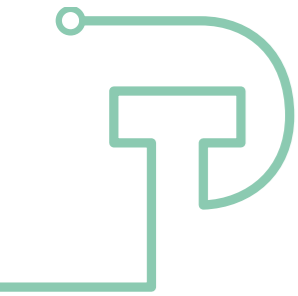


**HEATING
& COOLING
SYSTEM**



**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.

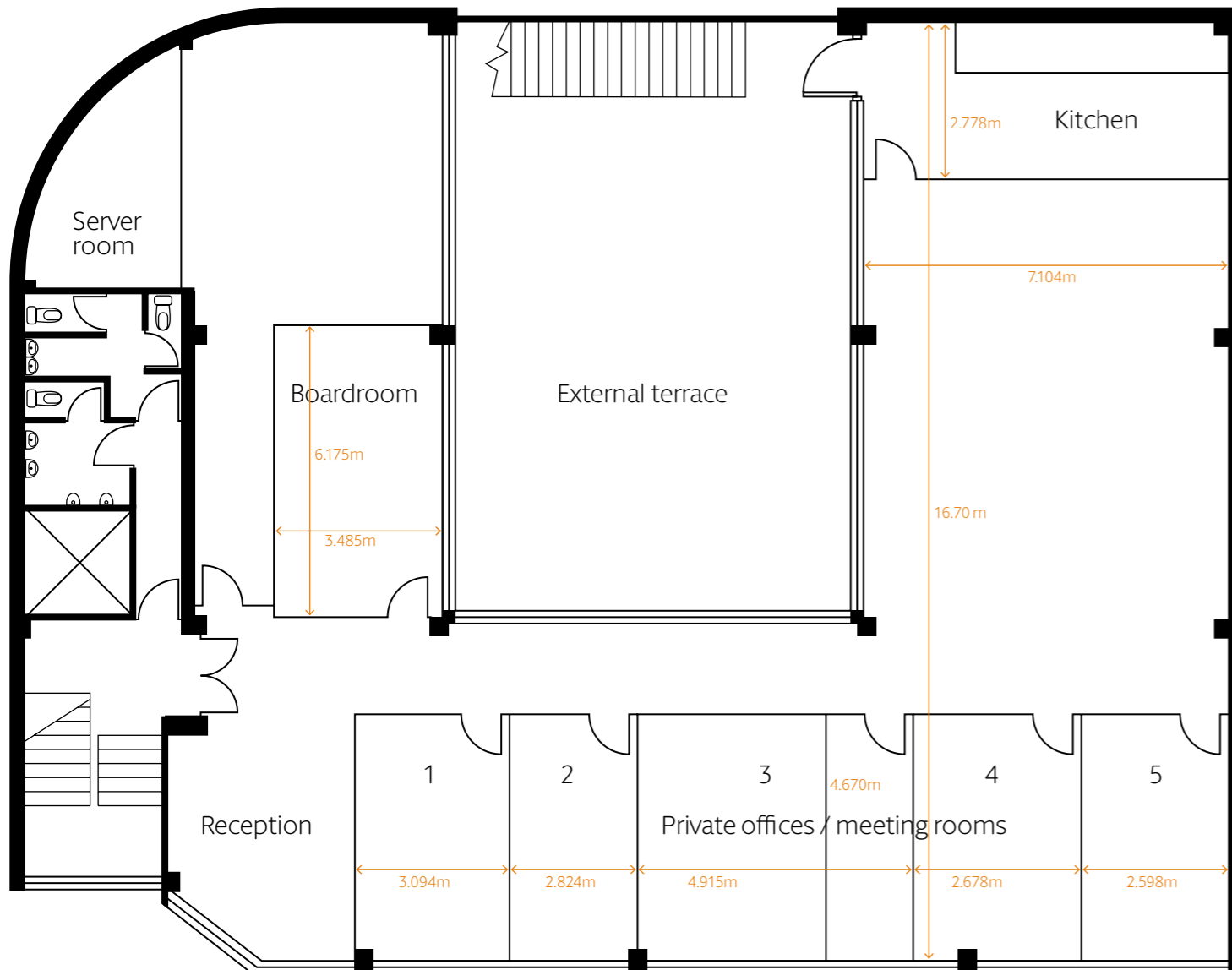
This can be amended or adapted by an incoming tenant if required to meet their own layout requirement.

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.

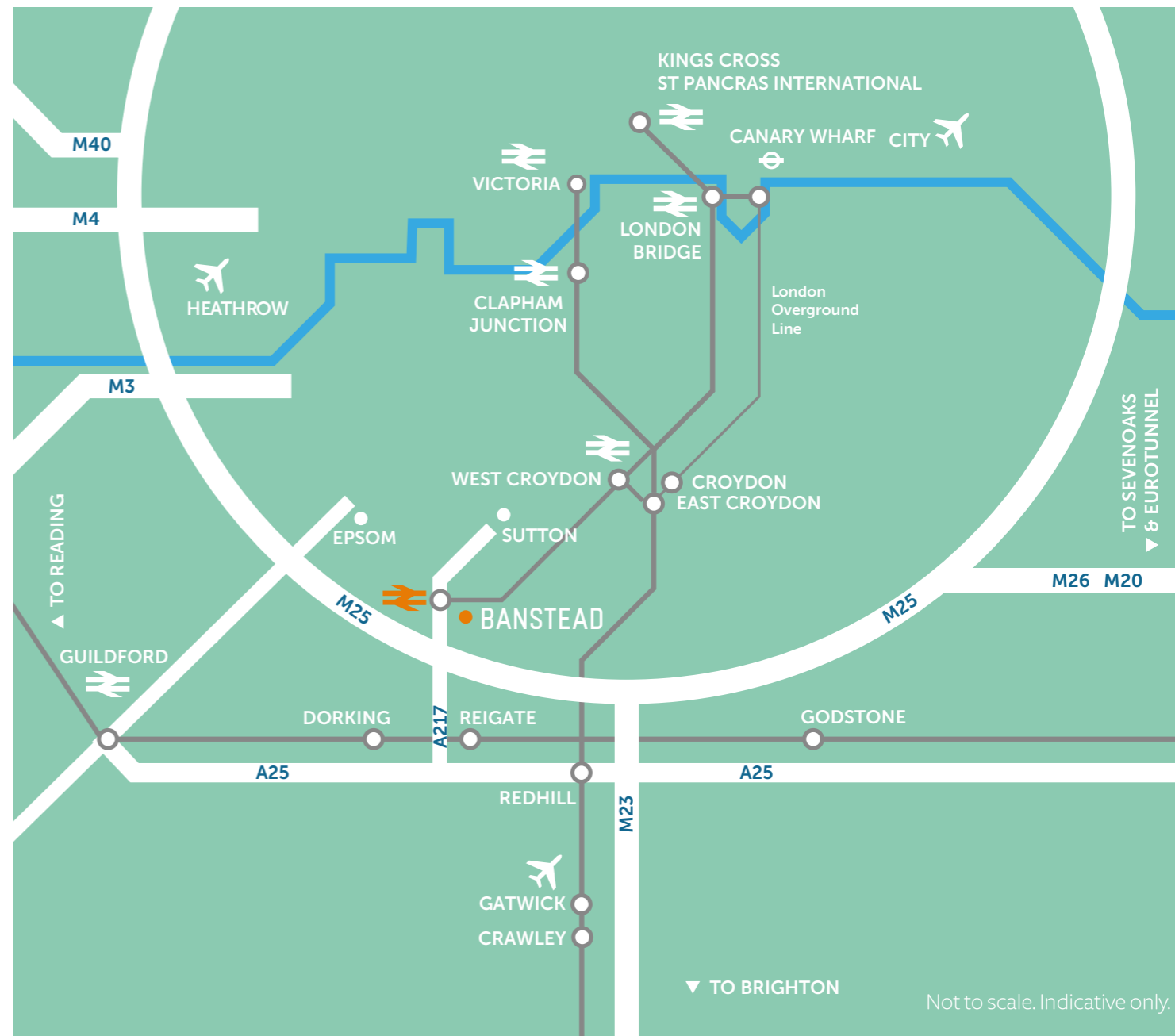
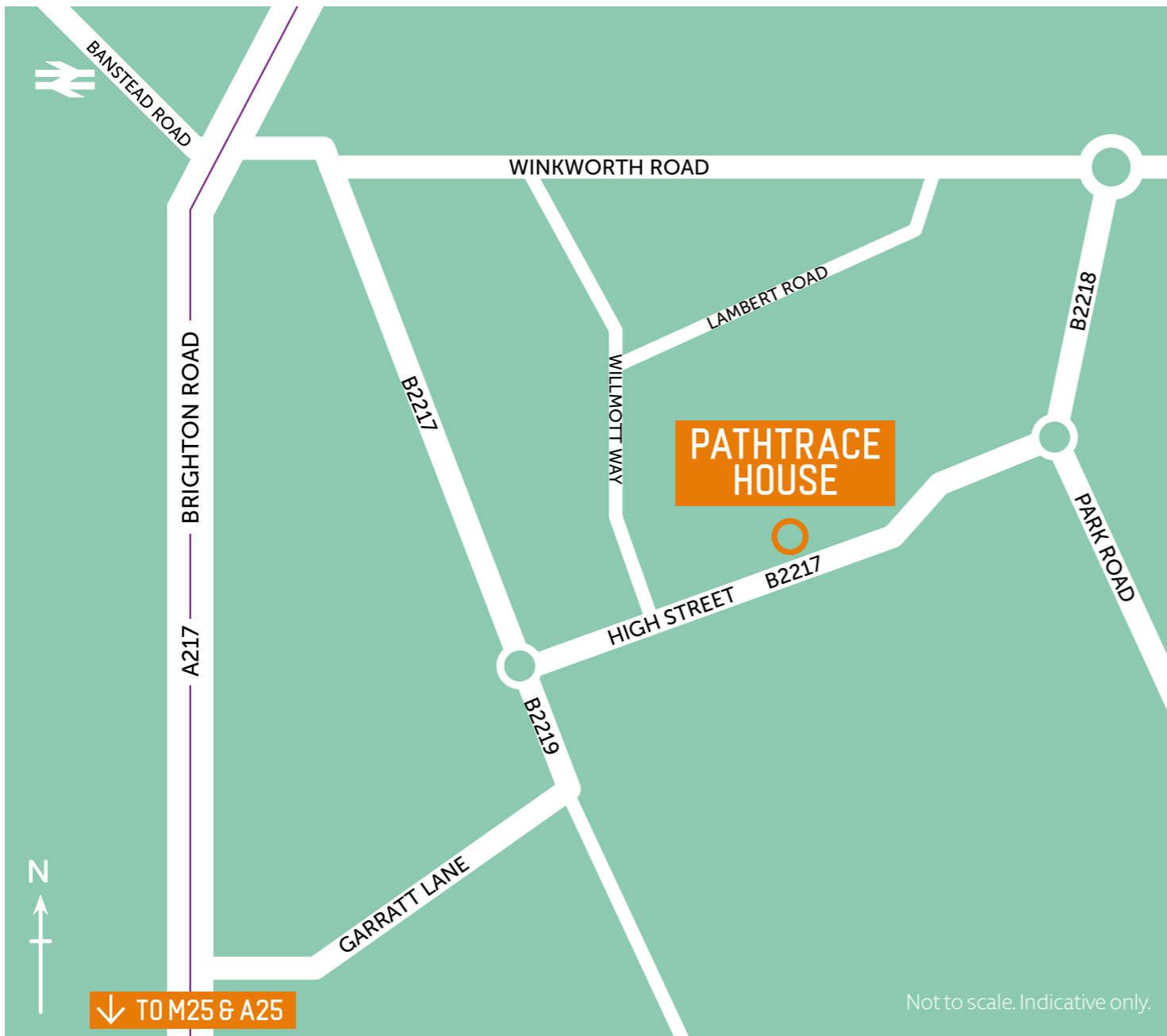


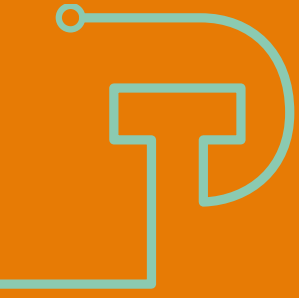
Travel times	changes	mins
West Croydon	0	23
London Bridge	1	47
London Victoria	0	58
London Waterloo	1 / 2	68
London Gatwick	3	68



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

Approx. Sources: Google Maps, Trainline





PATHTRACE HOUSE



Tim Hodges
tim.hodges@altusgroup.com

Hugo Broome
hugo.broome@altusgroup.com



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk