



**COMMERCIAL PROPERTY TO LET**

**HS HUGGINS STUART  
EDWARDS**

**7 EASTGATE, BANSTEAD, SURREY, SM7 1RN  
FROM 804 SQFT TO 1,829 SQFT APPROX**

7 Eastgate, Banstead,  
Surrey, SM7 1RN

## TO LET

From 804 sqft (74.68 sqm) to 1,829 sqft  
(169.90 sqm) Approx

### DESCRIPTION

Well-presented mid-terrace building close to Banstead station currently providing office accommodation over ground, 1<sup>st</sup> & 2<sup>nd</sup> floors. The property is suitable for multiple uses within Use Class E (Commercial Business & Service) and has potential to be divided between the ground and upper floors to provide two self-contained demises with separate kitchen and WC facilities.

The property benefits from one private parking space and free on-street parking for up to 2 hours is available immediately in front of the property and in the nearby Nork Way.

Ground Floor Offices	767 sqft	71.25 sqm
GF Kitchen	37 sqft	3.43 sqm
1 <sup>st</sup> Floor Offices	499 sqft	46.36 sqm
1 <sup>st</sup> Floor Kitchen	110 sqft	10.22 sqm
2 <sup>nd</sup> Floor Offices	416 sqft	38.64 sqm
<b>TOTAL</b>	<b>1,829 sqft</b>	<b>169.90 sqm</b>

### RENT

On Application.

### LEASE

New FRI Lease, terms to be agreed.

### LOCATION

Nork is a busy village location between Epsom and Banstead. The property is situated on Eastgate close to the junction with Nork Way. Nork provides a wide variety of retail services, notable occupiers include a Cooperative supermarket, WH Smith Local and an Alphega Pharmacy. Banstead train station is less than half a mile away providing regular services to London Victoria. The nearby A217 provides access to Junction 8 of the M25 (Reigate), which is approximately 10 minutes' drive away.

### RATES

Rateable value: £9,400 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
Apex House, 10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
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### DATE

April 2021

### FOLIO NUMBER

30040

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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