

Hooper

NAYLOR FRIEND

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ATTRACTIVE OPEN PLAN OFFICE **AREAS TO LET ON INCLUSIVE** **LICENCE BASIS**

SITUATED WITHIN SHOP FRONTED PREMISES AT NORK, A SHORT DISTANCE FROM THE A217 AND THE A2022.

45 NORK WAY, NORK (NEAR BANSTEAD),
SURREY, SM7 1PB

LOCATION

The premises are situated within shop fronted premises occupied by a graphic design company at Nork, a short distance from the (A217) and the (A2022).



Ground Floor –

Front Office

90 ft² (8.36 m²)

Rear Office

65 ft² (6.04 m²)

**All areas and dimensions are approximate*

DESCRIPTION

The offices are situated within shop fronted premises occupied by a graphic design company at Nork, a short distance from the (A217) and the (A2022). The property forms part of a local shopping area, a short distance from Banstead railway station and on-street parking is available in the vicinity. The available offices have been formed with modern half-height partitioning and benefit from central heating. A separate meeting room is also available for occasional use, by arrangement, at no extra cost.

TENURE

The property is to be let on licence with rent payable monthly in advance. A deposit will also be required.

USE/PLANNING

We understand the property currently falls within Class B1 (Business) of the Current Town and Country (Use Classes) Order but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

Front Office **£300 (three hundred pounds)** per month.

Rear Office **£220 (two hundred and twenty pounds)** per month.

Rents are inclusive of rates, heating, building insurance, electricity etc. The tenant(s) will need to pay their own telephone charges

V.A.T.

All capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.