



Unit 5, Horizon Business Village

No. 1 Brooklands Road, Weybridge, KT13 0TJ

Self contained offices with on site parking

3,205 sq ft
(297.75 sq m)

- 12 car parking spaces
- Air conditioning
- Raised access floors
- Suspended ceilings
- Disabled WC and shower facilities
- Kitchenette

Summary

Available Size	3,205 sq ft
Rent	£96,150 per annum exclusive
Rates Payable	£40,515 per annum
Rateable Value	£73,000
Service Charge	£10,316 per annum Based on 2025 service charge budget
Estate Charge	N/A
EPC Rating	D (93)

Description

Unit 5 Horizon Business Village comprises a self contained office building over ground and two upper floors. The unit has been fitted out to a high standard and provides air-conditioned modern office space.

Location

Horizon Business Village enjoys the very best in communications and being based in the historic Brooklands area is close to many of the UK's leading companies including Sony, Proctor & Gamble and Samsung.

The facilities offered at Mercedes Benz World, David Lloyd and also the Tesco and Marks & Spencer stores are also in close proximity.

Horizon Business Village is also within a few hundred yards of The St George's Hill Tennis Club, Silvermere Golf and Leisure Club and the exclusive St George's Hill Golf Club. Wisley, Burhill and Wentworth are all within a few miles.

Weybridge, West Byfleet and New Haw mainline railway stations provide regular services to London Waterloo and the A3 and M25 road networks are within a couple of miles.

Accommodation

Please note that the adjacent Unit 6 is available and could be combined to provide a unit of 6,410 sq.ft.

Name	sq ft	sq m
Ground - Office	1,270	117.99
1st - Office	1,216	112.97
Mezzanine - Office	719	66.80
Total	3,205	297.76

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed. The rent is exclusive of all outgoings.

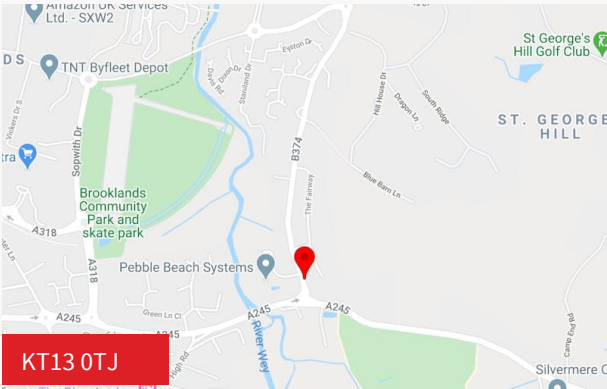
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to bear their own legal and professional costs.

Prices are quoted exclusive of VAT which may be charged at the prevailing rate.



Viewing & Further Information

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