Office

TO LET / FOR SALE

CURCHOD&CO



Unit 12

Horizon Business Village, 1 Brooklands Road, Weybridge, KT13 0TJ

Self contained office with on site parking

4,027 sq ft

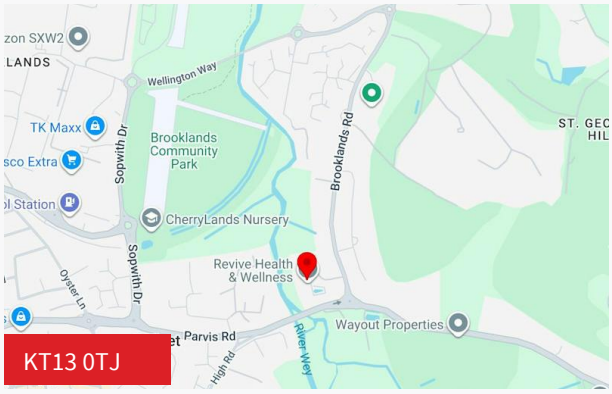
(374.12 sq m)

- 15 car parking spaces
- External balcony accessed via first floor level
- Shower
- Kitchenette

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Summary

Available Size	4,027 sq ft
Rent	£120,000 per annum
Price	£1,450,000
Rates Payable	£50,782.50 per annum
Rateable Value	£91,500
Service Charge	TBC
Estate Charge	£13,716 per annum
EPC Rating	B (47)







Description

Unit 12 Horizon Business Village comprises a self contained end of terrace office building over ground floor, first floor and a mezzanine floor accessed via first floor level. The unit has been fitted out to a high standard and benefits from natural light on all three elevations. There is also an external balcony accessed via the first floor level.

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

The accommodation comprises of the following

Name	sq ft	sq m	Rent
Ground - Office	1,642	152.55	-
1st - Office	1,512	140.47	-
2nd - Mezzanine	873	81.10	-
Total	**4,027**	**374.12**	

Terms

Available both on a new lease for a term to be agreed or by way of an assignment of a 999 lease from 24th May 2004.

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 be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/11/2026









