Office

TO LET



Ground Floor, Unit 3

Horizon Business Village, No. 1 Brooklands Road, Weybridge, KT13 0TJ

A high specification ground floor office space

1,614 sq ft

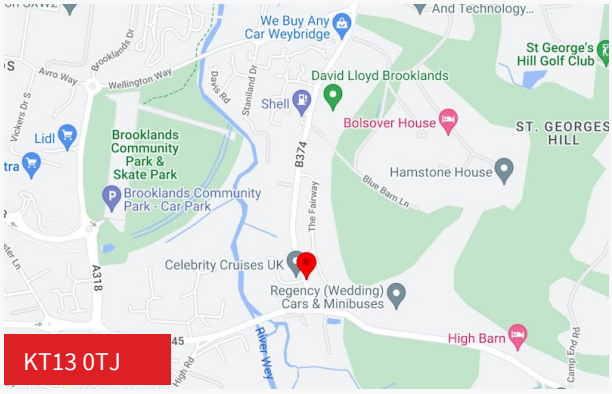
(149.95 sq m)

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

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Summary

Available Size	1,614 sq ft
Rent	£48,420 per annum
Rates Payable	£10.82 per sq ft
Rateable Value	£35,000
Service Charge	Ad Hoc Service Charge
Estate Charge	£5,414 per annum
EPC Rating	C (72)







Description

Unit 3 Horizon Business Village provides a modern office space on the ground floor with 6 designated car parking spaces.

Location

Horizon Business Village enjoys the very best 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 Tesco and Marks and 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 Club 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 the following areas:

Name	Floor/Unit	Description	Size	Rent
Ground - Office	Ground	Office	1,614 sq ft	£48,420 /annum

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

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 25/08/2026