



TO LET
Self-contained offices on landscaped water setting




Horizon
BUSINESS VILLAGE

No. 1 Brooklands Road, Weybridge, Surrey KT13 0TJ

Unit 3 – 4,027 sq ft / Unit 5 – 3,205 sq ft

AMENITIES

**UNIT 3: 14 CAR PARKING SPACES • UNIT 5: 12 CAR PARKING SPACES • AIR CONDITIONING
RAISED ACCESS FLOORS • SUSPENDED CEILING • MODERN LIGHTING
FEATURE SPIRAL STAIRWAY • KITCHENETTE & WC FACILITIES • EPC UNIT 3: C72, UNIT 5: D93**



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DESCRIPTION

Self contained office buildings over ground and two upper floors. The units have been fitted out to a high standard and provide air-conditioned modern office space. Each unit benefits from a private entrance and are arranged around an attractive landscaped central courtyard and water feature.

TERMS

The premises are available on a new full repairing and insuring leases for a term to be agreed. The rent is exclusive of all outgoing. Rent available upon request.

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.

ACCOMMODATION

| Unit 3 | SQ FT | SQ M |
|--------------------------|--------------|--------------|
| Ground Floor | 1,614 | 149.95 |
| First Floor | 1,568 | 145.68 |
| Mezzanine Floor | 845 | 78.5 |
| TOTAL (inc lobby) | 4,027 | 374.1 |
| Unit 5 | SQ FT | SQ M |
| Ground Floor | 1,270 | 117.99 |
| First Floor | 1,216 | 112.97 |
| Mezzanine Floor | 719 | 66.8 |
| TOTAL (inc lobby) | 3,205 | 297.7 |

The properties have been measured in accordance with the RICS Property Measurement (2nd Edition) on a NIA basis.

LOCATION

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

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 within a few hundred yards of the St George's Hill Tennis Club, Silvermere Golf Club & Leisure Club and the exclusive St George's Hill Golf Club, Wisley, Burhill and Wentworth are all within a few miles.

Weybridge, 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.



VIEWING & FURTHER INFORMATION

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