



## 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

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## Summary

|                |                             |
|----------------|-----------------------------|
| Available Size | 3,205 sq ft                 |
| Rent           | £96,150 per annum exclusive |
| Rates Payable  | £33,280 per annum           |
| Rateable Value | £65,000                     |
| Service Charge | N/A                         |
| Estate Charge  | £8,587 per annum            |
| 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, Samsung and Gallaher.

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         |
| <b>Total</b>       | <b>3,205</b> | <b>297.76</b> |

## 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.

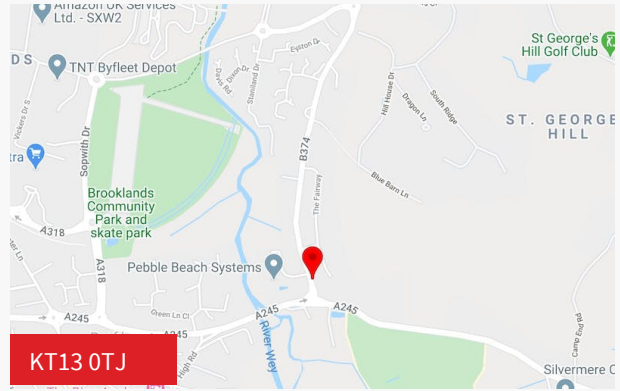
## Anti Money Laundering

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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