

Office

TO LET / FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



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

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,027 sq ft
Rent	£120,000 per annum
Price	£1,600,000
Rates Payable	£30,464 per annum
Rateable Value	£74,500
Service Charge	N/A
Estate Charge	£10,699 per annum
EPC Rating	Upon Enquiry

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, 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

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.

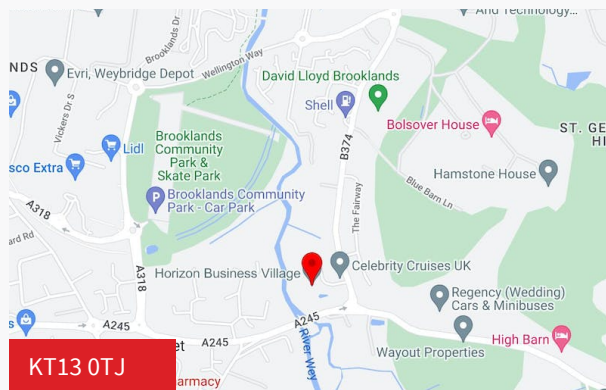
Anti Money Laundering

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

Richard Newsam
01483 730060 | 07554455920
rnewsam@curchodandco.com

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

More properties @ curchodandco.com

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