



## 15 Horizon Business Village

No. 1 Brooklands Road, Weybridge, KT13 0TJ

**Self contained office with on  
site parking**

**2,920 sq ft**  
(271.28 sq m)

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

## Summary

Available Size	2,920 sq ft
Price	Offers in excess of £1,100,000
Rates Payable	£27,392 per annum
Rateable Value	£53,500
Estate Charge	£7,739 per annum
EPC Rating	Upon Enquiry

## Description

Unit 15 Horizon Business Village comprises a self contained mid 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 has 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
Ground - Office	1,077	100.06
1st - Office	1,199	111.39
Mezzanine - Office	644	59.83
<b>Total</b>	<b>2,920</b>	<b>271.28</b>

## Terms

The premises are available by way of an assignment of a 999 year lease from 14th March 2014

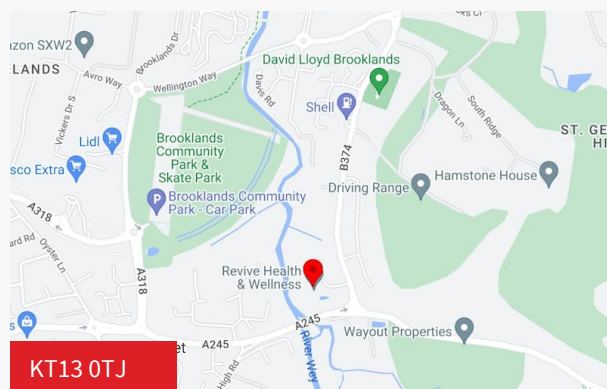
## Legal Costs/VAT

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.

## 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.



## Viewing & Further Information

Richard Newsam

01483 730060 | 07554455920

rnewsam@curchodandco.com

Kyran Copestick

01483 730060 | 07570 682204

kcopestick@curchodandco.com

More properties @ curchodandco.com

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 22/02/2024