

**TO LET /
FOR SALE**

SELF CONTAINED OFFICE WITH ON SITE PARKING

4,027 SQ FT (374.12 SQ M) APPROX



12 HORIZON BUSINESS VILLAGE, 1 BROOKLANDS ROAD, WEYBRIDGE, KT13 0TJ



DESCRIPTION

Horizon Business Village was constructed in approximately 2005 and comprises some 16, 3 storey office buildings set around a central courtyard with a feature walk way around a landscaped pond.

Unit 12 comprises a self contained end of terrace office building laid out over ground, first and mezzanine floors. The unit has been fitted out to a high standard and benefits from natural light on three elevations. There is also a balcony accessed via the first floor level. The ground floor is open plan. The first is predominately open plan with one glass partitioned executive office and fitted kitchen. There is a featured spiral staircase rising to a mezzanine floor is mainly open plan with a partitioned boardroom overlooking the front of the property.

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 and Samsung.

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

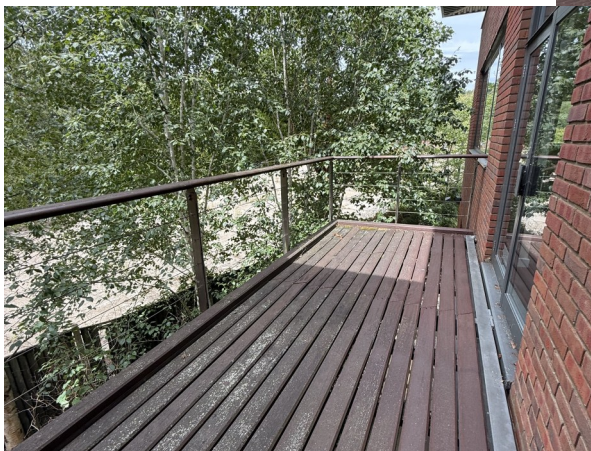
The building comprises the following net internal floor areas:

FLOOR	SQ FT	SQ M
2nd—Mezzanine	873	81.10
1st—Office	1,512	140.47
Ground— Office	1,642	152.55
TOTAL	4,027	374.12

AMENITIES

- 15 car parking spaces
- External balcony accessed via first floor level
- Shower
- Kitchenette
- Mechanical ventilation throughout
- Perimeter trunking on mezzanine floor
- Air cooling/ heating system throughout
- Fibre in building
- Three Phase Power
- Raised Floors (except mezzanine)
- Suspended Ceiling
- Cat II Lighting
- Male, Female & Disabled toilets





LEASE TERMS

The building is available to let on a new FR&I lease for a term to be agreed.

RENT

£120,000 per annum

SALE

Alternatively our client would consider the sale of their 999 year lease from 24th May 2024.

PRICE

£1,450,000

ESTATE CHARGE

£10,699 per annum

BUSINESS RATES

The building has a Rateable Value of **£74,500** with Rates Payable of **£41,347.50 (2025/26)**

VAT

The property is elected for VAT.

EPC

Rating B (47)

ANTI MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Tenants and also Vendors and Landlords and any other entity that has an interest in the property.

Strictly by appointment through Landlord's joint agents:

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