



Unit 7, Horizon Business Park  
1 Brooklands Road, Weybridge, Surrey, KT13 0TJ

**TO LET**

Ground Floor Office Suite with  
Parking  
Total Size - 91.32 sq m (983 sq ft)

**Key Features:**

- Ground floor spacious suite
- 2 car parking spaces
- Air conditioning
- Suspended ceilings
- EPC B
- New lease available
- Rent £25,000 pax
- Visitor car parking spaces available
- Nearby amenities include St Georges Hill Tennis Club, Silvermere, Tesco, M&S and Mercedes Benz World





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## Location

Horizon Business Village is strategically situated with the A3 just 2 miles away and the M25 Junction 10 just 3 miles away, as well as being conveniently situated for both Heathrow and Gatwick Airports.

Nearby amenities include St Georges Hill Tennis Club, Silvermere, Tesco, M&S and Mercedes Benz World. Weybridge and West Byfleet and New Haw stations provide regular service to London Waterloo.

## Description

Ground Floor Office Suite with Parking  
Total Size - 91.32 sq m (983 sq ft)

## Accommodation

The unit comprises a large ground floor office suite with kitchenette and W/C.

The office measures 983 sq ft in total and has two allocated parking spaces. There are more visitor spaces available on site.

## EPC

We understand the property has an EPC rating of B.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25,000 per annum.

There is a service charge of £3.87 per sq ft which includes insurance.

## Business Rates

Rateable Value (2023): £24,250.

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

A reservation fee of £950, plus VAT is to be paid to the Landlord prior to the issuing of the draft lease.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

7 May 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS

