



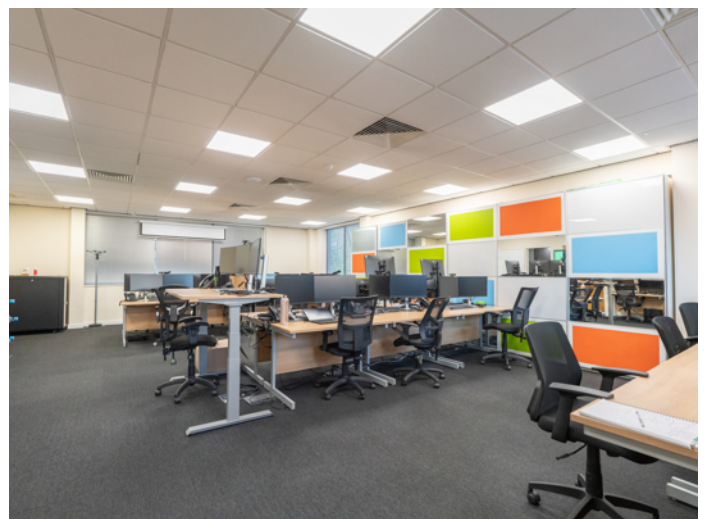
Unit 7, Horizon Business Park
1 Brooklands Road, Weybridge, Surrey, KT13 0TJ

TO LET

Ground Floor Office Suite with Parking Total Size - 983 sq ft

Key Features:

- Horizon Business Village is an attractive business park
- Well located close to A3 and M25 Junction 10
- Open plan office suite
- Well configured modern office suite
- Air-conditioning, suspended ceiling and shower
- Two allocated parking spaces, plus plenty of visitors spaces
- New lease available
- Rent £22,000 pax
- Nearby amenities include St Georges Hill Tennis Club, Silvermere, Tesco, M&S and Mercedes Benz World
- EPC rating B





Unit 7, Horizon Business Park
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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

The accommodation comprises a modern, ground-floor, open-plan office suite incorporating a kitchenette, shower and W/C. The suite benefits from a suspended ceiling and is carpeted throughout. Two allocated parking spaces are provided, with additional visitor parking available on site.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	983	91.32
Total	983	91.32

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 £22,000 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.

15 August 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

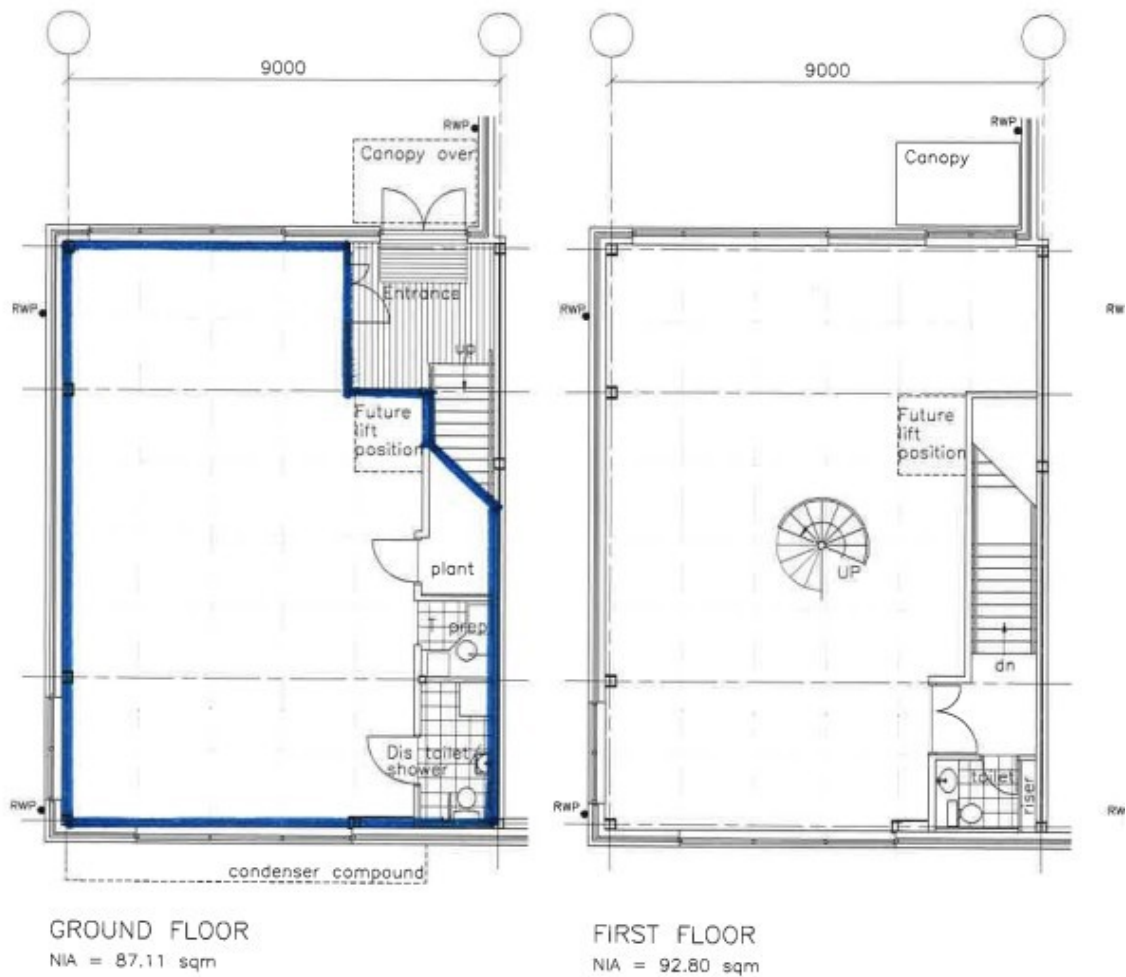
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Floor Plan



For identification purposes only.