



**Rent** £21,000 Per annum + VAT

**Size** 938 Square feet

**Ref** #3268

#### Address

**Address:** Ground floor, Unit 7, Horizon Business Village, Brooklands Road

**Postcode:** KT13 0TJ

**Town:** Weybridge

**Area:** Surrey

#### Location

Horizon Business Village is located close to 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

Available end of June 2025. Short term lets will be considered (minimum 6 months.)

Large ground floor office suite with kitchenette and WC in the popular Horizon Business Village.

The office measures 938 sq ft in total and has two allocated parking spaces, there are further visitor spaces on site.

SC 25/26- £4,160 pa

Insurance 25/26- £105.80 pa

EPC Rating B.

Early viewings recommended.

## General Information

**Tenure:** Leasehold

**Rent:** £21,000 Per annum + VAT

**Legal fees:** Both parties to be borne by the ingoing tenant/purchaser

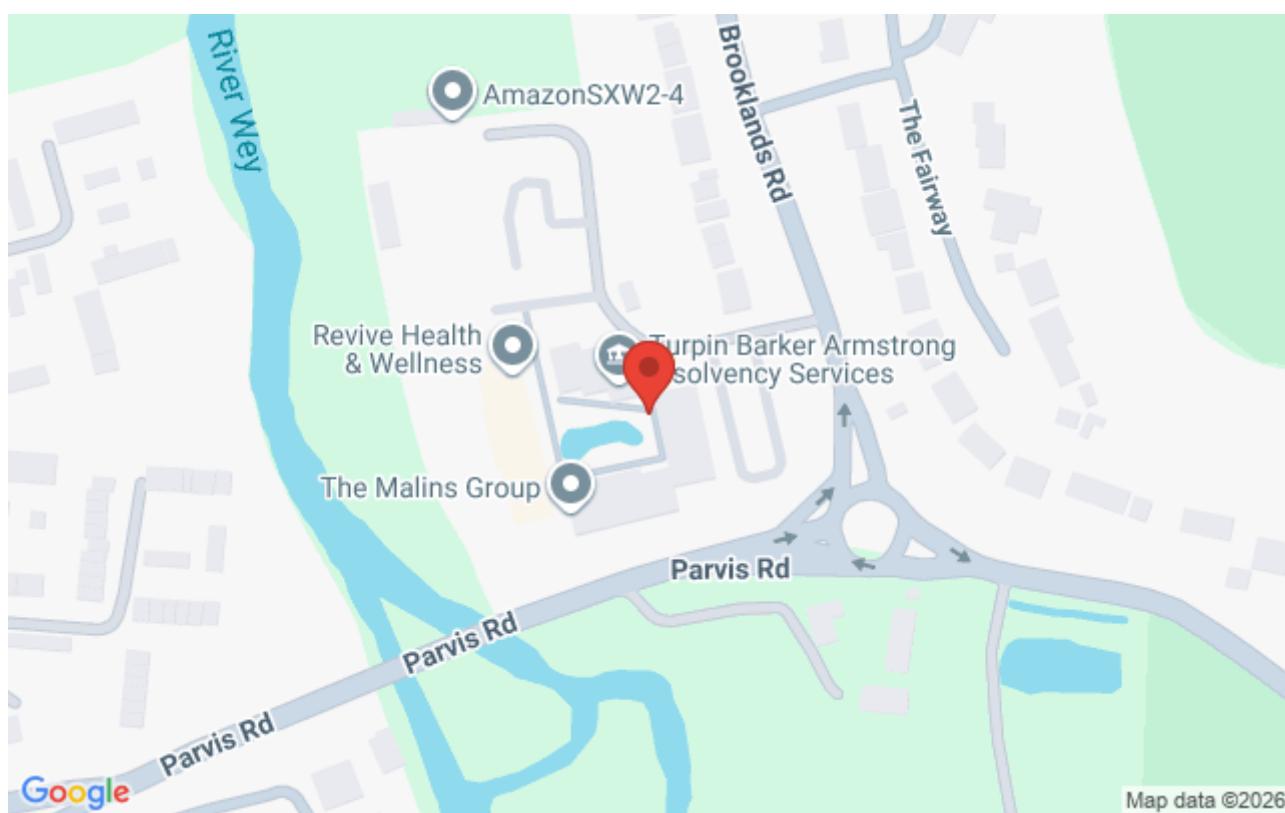
**Rateable value:** The VOA website states a R.V. of £24,250, payable at the prevailing rate.

**Lease details:** New lease for a term to be agreed

## Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Suspended ceiling
- ✓ Close to motorway
- ✓ Early viewing recommended
- ✓ Well presented

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

