

COMMERCIAL PROPERTY

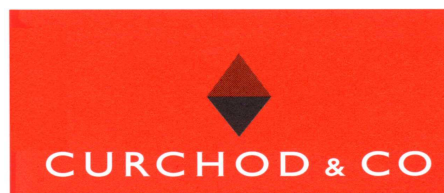
HORIZON BUSINESS VILLAGE NEW GRADE A OFFICE DEVELOPMENT UNITS FOR SALE OR TO LET




No 1. Brooklands Road, Weybridge

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Amenities:														
<p>The Horizon Business Village occupies a landmark site, within a few hundred yards is the David Lloyd Health & Leisure Centre, The St George's Hill Tennis Club and the Silvermere Golf and Leisure club offering golf fishing and restaurant facilities.</p> <p>Weybridge, West Byfleet and New Haw mainline stations provide regular and fast services to London Waterloo (approx 25 mins). The Bus stop at the entrance to the site provides regular services to Staines and Kingston. The A3 is only one and a half miles away, junction 10 of the M25 approx a further half mile. Heathrow and Gatwick airports are approximately 20 minutes and 35 minutes respectively by car.</p>	<ul style="list-style-type: none"> • Air conditioning • Raised access floors • Suspended ceilings • Imposing fully glazed oak floored reception lobbies • Wide fully carpeted stairways • Double volume first floor • Feature spiral stairway • Lift included for larger units and optional extra in all other units • Attractive fully tiled toilets • Disabled W.C's incorporating shower • Fitted kitchens with microwave and dishwashers 														
Description:	Terms:														
<p>Occupying one of the finest locations around the M25 the Horizon Business Village is a unique development of 16 self contained office buildings arranged around an attractively landscaped central courtyard offering a range of unit sizes from 2,260 sq ft to 4,940 sq ft.</p>	<p>The properties are available Freehold with vacant possession or leasehold for a minimum term of five years on a Full repairing and insuring basis.</p>														
	Rent:														
	£26.50 per sq ft exclusive.														
Accommodation:	Legal Costs / VAT:														
<p>The properties have been measured on the basis of net internal areas and the approximate dimensions are as follows:</p> <table border="0"> <tr> <td>Unit 1</td> <td>2,590 sq ft</td> </tr> <tr> <td>Unit 4</td> <td>2,593 sq ft</td> </tr> <tr> <td>Unit 7</td> <td>2,593 sq ft</td> </tr> <tr> <td>Unit 9</td> <td>2,537 sq ft</td> </tr> <tr> <td>Unit 10 & 11</td> <td>4,940 sq ft each</td> </tr> <tr> <td>Unit 15</td> <td>2,920 sq ft</td> </tr> <tr> <td>Unit 16</td> <td>2,260 sq ft</td> </tr> </table>	Unit 1	2,590 sq ft	Unit 4	2,593 sq ft	Unit 7	2,593 sq ft	Unit 9	2,537 sq ft	Unit 10 & 11	4,940 sq ft each	Unit 15	2,920 sq ft	Unit 16	2,260 sq ft	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>
Unit 1	2,590 sq ft														
Unit 4	2,593 sq ft														
Unit 7	2,593 sq ft														
Unit 9	2,537 sq ft														
Unit 10 & 11	4,940 sq ft each														
Unit 15	2,920 sq ft														
Unit 16	2,260 sq ft														
	Viewing & Further information:														
	<p>Strictly by prior appointment through agents Curchod & Co. Contact Ian Oswin or Dave Gawne</p> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p>  <p>01932 823614</p>														

SUBJECT TO CONTRACT