

# WEYBRIDGE



Harvest House, Units 8-9  
Horizon Business Village,  
KT13 0TJ



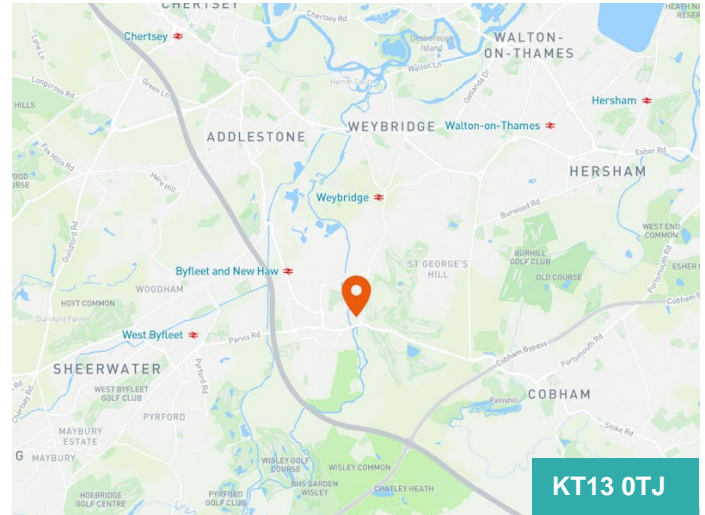
## OFFICE TO LET / FOR SALE

**4,890 SQ FT**

- Minimum 18 car parking spaces with further overspill spaces available
- Air conditioning
- Feature spiral staircases
- Suspended ceilings
- Raised floors
- LED lighting
- Dedicated reception area
- Exterior balcony overlooking the River Wey
- EPC B

**Self-contained office set within well-established Business Park -  
Available To Let / For Sale (Long Leasehold).**

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## Summary

<b>Available Size</b>	4,890 sq ft
<b>Rent</b>	£28 per sq ft
<b>Price</b>	£1,750,000
<b>Rates Payable</b>	£10.61 per sq ft
<b>Rateable Value</b>	£93,500
<b>EPC Rating</b>	B (29)

## Accommodation

The accommodation comprises the following areas (NIA):

Name	sq ft	sq m	Availability
Ground	1,828	169.83	Available
1st	1,918	178.19	Available
2nd	1,144	106.28	Available
<b>Total</b>	<b>4,890</b>	<b>454.30</b>	

## Description

Harvest House is a self-contained office building set on the well-established Horizon Business Village. The office benefits from a welcoming reception area and office space over ground, 1st and 2nd floors. The offices have been well-maintained and provide a mixture of open plan and private offices/meeting rooms. There are fully fitted kitchens on the ground and 1st floors, with the 2nd floor mezzanine areas being accessed via attractive spiral staircases. 18 car parking spaces are demised within the lease, with further unmarked overspill parking potentially available.

## 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. There are plenty of facilities within close proximity including David Lloyd, Marks and Spencer, Tesco and Mercedes Benz World. Silvermere Golf Club and St. George's Hill are also close by. Within a few miles are Weybridge as well as Byfleet and New Haw stations which provide fast direct train links into London Waterloo.

## Specification

Minimum 18 car parking spaces  
Air conditioning  
Feature spiral staircases  
Suspended ceilings  
Raised floors  
LED lighting  
EPC B

## Terms

Available to let by way of a new lease for a term to be negotiated.  
Long Leasehold available For Sale.

## Viewings

Strictly through the sole agents listed below

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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