

WEYBRIDGE

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

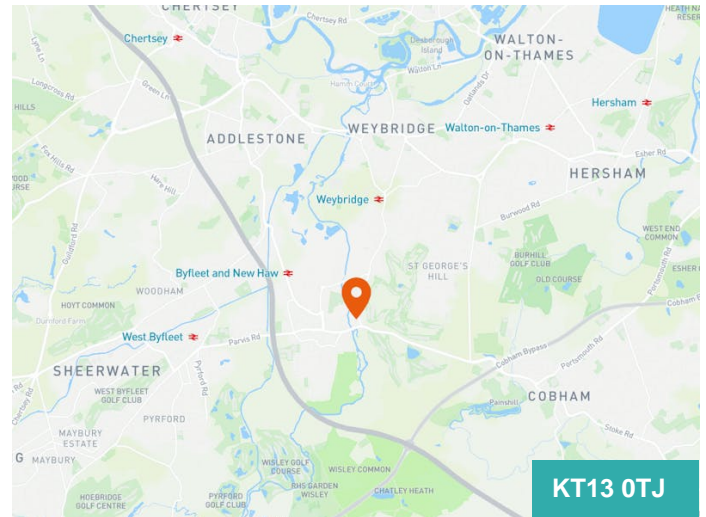


OFFICE TO LET / FOR SALE

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)**



Summary

Available Size	4,890 sq ft
Rent	£28 per sq ft
Price	£1,750,000
Rates Payable	£10.44 per sq ft
Rateable Value	£93,500
EPC Rating	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
Total	4,890	454.30	

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.



Natalie Furtado
07584034875
nfurtado@vailwilliams.com



Maria Hoadley
01483 446800
07584 649059
mhoadley@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 05/06/2024



