

For Sale

Harvest House

UNITS 8-9, HORIZON BUSINESS VILLAGE, 1 BROOKLANDS ROAD WEYBRIDGE, KT13 0TJ

ON BEHALF OF THE JOINT ADMINISTRATORS AT STATE OIL LIMITED





KEY HIGHLIGHTS

- Located in a prominent and attractive business park.
- Modern self-contained offices
- 18 car parking spaces plus use of two visitor spaces
- Convenient access to A3 and M25 motorway and mainline railway stations
- Air conditioning and LED lighting

TENURE

The property is held on two long leases (both 999 year terms) with Unit 8 held from 24 May 2004 and Unit 9 from 20 September 2013.

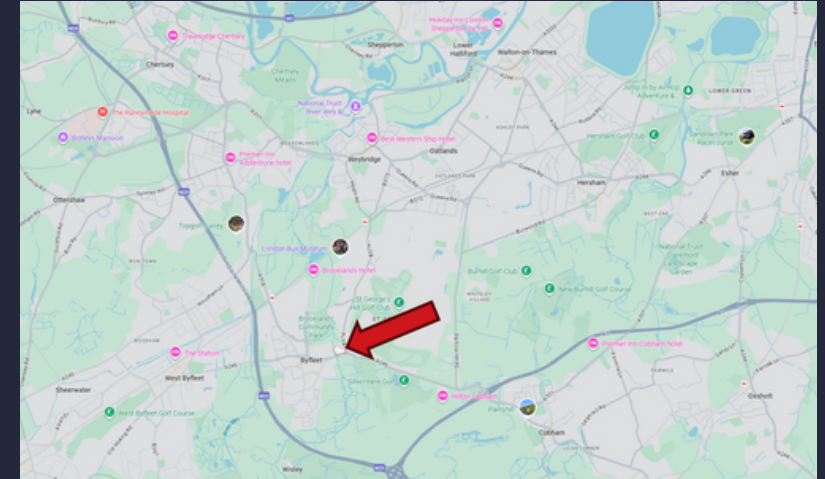
The rent payable is a peppercorn and a service charge is payable for the upkeep of the common areas. This is currently £4,511 per quarter plus vat. ie £18k per annum.

EPC

EPC rating 'B'.

LOCATION

Harvest House is located on Brooklands Road, within the popular Horizon Business Village, approximately 2.5 miles to the south of Weybridge town centre. Situated on the A245, which links to the A3 and Junction 10 of the M25. Public transport links nearby include Weybridge train station, which is approximately 1.5 miles north of the property and provides direct services to London Waterloo.



PLANNING

We understand the property has valid consent for office use. Interested parties should undertake and rely on their own planning enquiries and due diligence with Elmbridge Borough Council's Planning Department



DESCRIPTION

Unit 8-9 is a modern self contained office building set within an attractive central courtyard with water features and landscaping.

The ground floor of the property has a reception and lobby area, leading to open plan office spaces to the right and left side of the central core.

The first floor has vaulted double height ceilings and provides further open plan and private office space, kitchenette, ancillary accommodation and access to a small balcony area. Two spiral staircases lead from the first floor to a mezzanine floor which provides further private meeting rooms.

Harvest House benefits from 18 designated car parking spaces and use of 2 visitor car parking spaces.

ACCOMMODATION

THE PROPERTY HAS THE FOLLOWING APPROXIMATE NET INTERNAL FLOOR AREAS

Floor Areas	Sq. ft	Sq. m
Ground	2,318	215
First	1,420	132
Mezzanine	1,252	116
Grand Total	4,990	463





IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Services

We understand that mains water and electric are connected to the building. Interested parties should make their own enquiries to the relevant authorities regarding the suitability, capacity and exact location of services.

VAT

The sale price is exclusive of VAT liability.

Rateable Value

The current Rateable Value for 8 & 9, Horizon Business Village 1, Brooklands Road, Weybridge, Surrey, KT13 0TJ (1 April 2023 to present) is £93,500.

Viewings

On-site viewing is strictly by appointment with Savills only.

Terms

Sale is on behalf of the joint administrators and unconditional offers are invited for the long leasehold interest. Price on application.

Capital Allowances

Transfer of capital allowances to the successful purchaser in relation to qualifying fixtures under s.198, CAA 2001 is subject to further work to determine availability and if available, will be subject to negotiation.

Legal Costs

Each party to be responsible for their own legal fees and costs.

Anti-Money Laundering

The successful purchaser will be required to provide anti-money laundering information in accordance with HMRC regulations when Heads of Terms are agreed.

CONTACT

For further information please contact:

Ben Webster

ben.webster@savills.com
+44 797 772 8579

Harry Rugman

harry.rugman@savills.com
+44 781 244 7081

Rosanna Verdon

rosanna.verdon@savills.com
+44 797 703 0179

Simon Hunt

simon.hunt@savills.com
+44 773 488 0785

