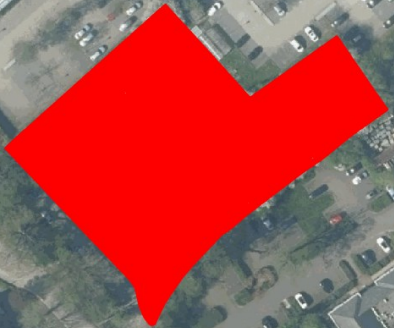


**MAKING  
PROPERTY  
WORK**  
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**FOR SALE / MAY LET**

**INDUSTRIAL / OPEN STORAGE SITE – 1 ACRE WITH PLANNING FOR 20,000 SQFT UNIT  
Cetec House, Cleeve Road, Leatherhead, Surrey, KT22 7NB**



**DESCRIPTION**

The site is approximately 1 acre, mainly rectangular and flat with all mains services connected. It forms part of a business park which provides a variety of buildings for offices and industrial / warehouse use.

The existing building has been demolished to slab only. A phase 2 geo-environmental report is available.

**LOCATION**

The site is on a business park off Cleeve Road, which links to Randalls Road (A245) providing direct access to Leatherhead town centre and Junction 9 (2.5 miles) of the M25, the A3 is approximately 4 miles.

The mainline station is within 1 mile and provides services direct to Victoria and Waterloo travel time approximately 50 and 45 mins respectively.

**PLANNING**

Planning was granted in October 2020 (Planning application number MO/2020/0328) for the demolition of the existing building and construction of a new warehouse with 9 metre eaves with the following gross internal floor areas:

|              | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Ground Floor | 16,351        | 1,519        |
| 1st Floor    | 2,228         | 207          |
| <b>TOTAL</b> | <b>18,579</b> | <b>1,726</b> |

As part of a larger scheme, a new application has been submitted in May 2023 for a terrace of 4 units totalling 21,750 sq ft (2,020 sq m) gross external with units ranging from 5,150 sq ft (479 sq m – 531 sq m).

Further plans and details are available upon request for both proposed scheme and consented scheme.

Proposed scheme

[Citizen Portal Planning \(agileapplications.co.uk\)](https://www.agileapplications.co.uk)

Consented scheme

[Citizen Portal Planning \(agileapplications.co.uk\)](https://www.agileapplications.co.uk)

**TENURE**

The property is available freehold for sale with vacant possession.

Consideration may be given to a pre-let of the single building.

Short or long term lettings for storage or parking may also be considered.

**PRICE**

Upon application.

**VAT**

VAT will be applicable to the purchase price.

**VIEWING**

Please contact the joint agents below.



**VIEWINGS – 020 8662 2700**

**Mark Skelton** t: 01372 840 296  
**Alex Gale** t: 020 8662 2704  
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