



STRATEGIC **10 ACRE** DEVELOPMENT SITE

[cleeveroadleatherhead.co.uk](http://cleeveroadleatherhead.co.uk)



**EMPLOYMENT USE ALLOCATION CAPABLE OF A VARIETY OF ALTERNATIVE USES**

**STRONG INDUSTRIAL & LOGISTICS FUNDAMENTALS**

**RARE FREEHOLD LAND SALE IN SURREY**

**LAST MILE DELIVERY SITE**







## THE OPPORTUNITY

- Rare chance to acquire core 10-acre site in Surrey in very close proximity to the M25
- A key strategic site adopted in the local plan for employment development (office, industrial and storage uses)
- Multitude of potential alternative uses, in close proximity to Leatherhead's established employers
- Good access to the M25 and national motorway network

## PLANNING

The site is protected within the Adopted Local Plan for employment development (office, industrial and storage uses). The new local plan recommends that the site be identified as a Strategic Employment Area which are the more significant sites where only employment uses would be acceptable.

Development for employment purposes would be policy compliant and supported by the Council in principle. Issues such as impact on neighbouring residential uses and traffic generation will need to be addressed satisfactorily.

## METHODOLOGY OF SALE

For sale by informal tender. Best bids date will be issued for October 2022. Strong preference for unconditional bids.

10 ACRES

OF DEVELOPABLE  
LAND

DESIGNATED  
PARKING AND  
LOADING AREAS

ACCESSED VIA  
ESTATE ROAD

STRATEGIC  
EMPLOYMENT  
AREA



# LOCATION

Leatherhead is an historic market town and key commercial centre located in the heart of the Mole Valley District of the affluent county of Surrey, 26 miles south west of Central London. Strategically positioned adjacent to **J9 of the M25**, Leatherhead effortlessly serves the inner

M25 market, and is itself home to a thriving business community and benefits from an **affluent and skilled workforce**.

Leatherhead is a dominant M25 employment market and has attracted a number of **blue chip multinational**

**companies** to the area, providing UK headquarters offices for **Unilever** and **CGI Logica** whilst other high profile occupiers include, **KBR, RINA Tech, Waters Group, Exxon Mobil, Learning Tree** and the **NHS**.



Cleeve Road is just 1 mile north west of Leatherhead town centre which boasts a **wealth of leisure and retail facilities** including **Waitrose**, a **Nuffield Health Club** and **The Swan Shopping Centre**, together with a wide variety of restaurants, cafés and bars catering for every convenience.

Leatherhead railway station is also within 3/4 mile of the property providing frequent rail services to London and the south.





# CONNECTIVITY



## ROAD

Cleeve Road, Leatherhead is approximately 2.5 miles from Junction 9 of the M25 London orbital motorway and close to the A24 which provides excellent access to London and the south coast.

\*The Trainline/Google Maps. Approximate fastest times.

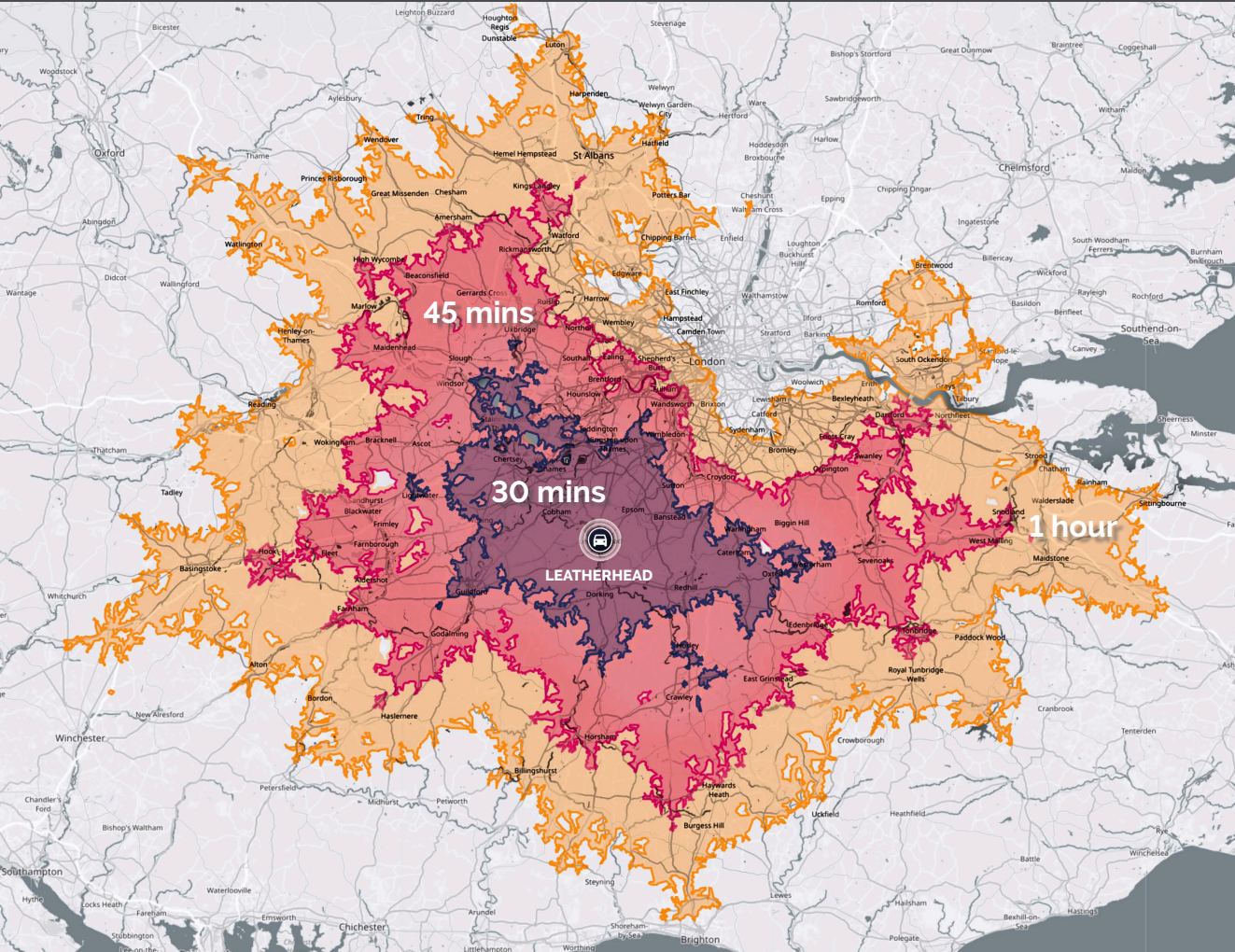
## TRAIN

Leatherhead is well connected by train with up to four direct services to and from London every hour with a journey time from 41 minutes.\*

There are also direct services to other nearby towns including Guildford and Epsom with direct links to Reigate, Redhill, Croydon and Gatwick Airport.

## AIR

Leatherhead is located within easy reach of both Heathrow and Gatwick airports, being 19.2 miles and 24 miles away respectively.\*



## JOURNEY TIMES



BY CAR

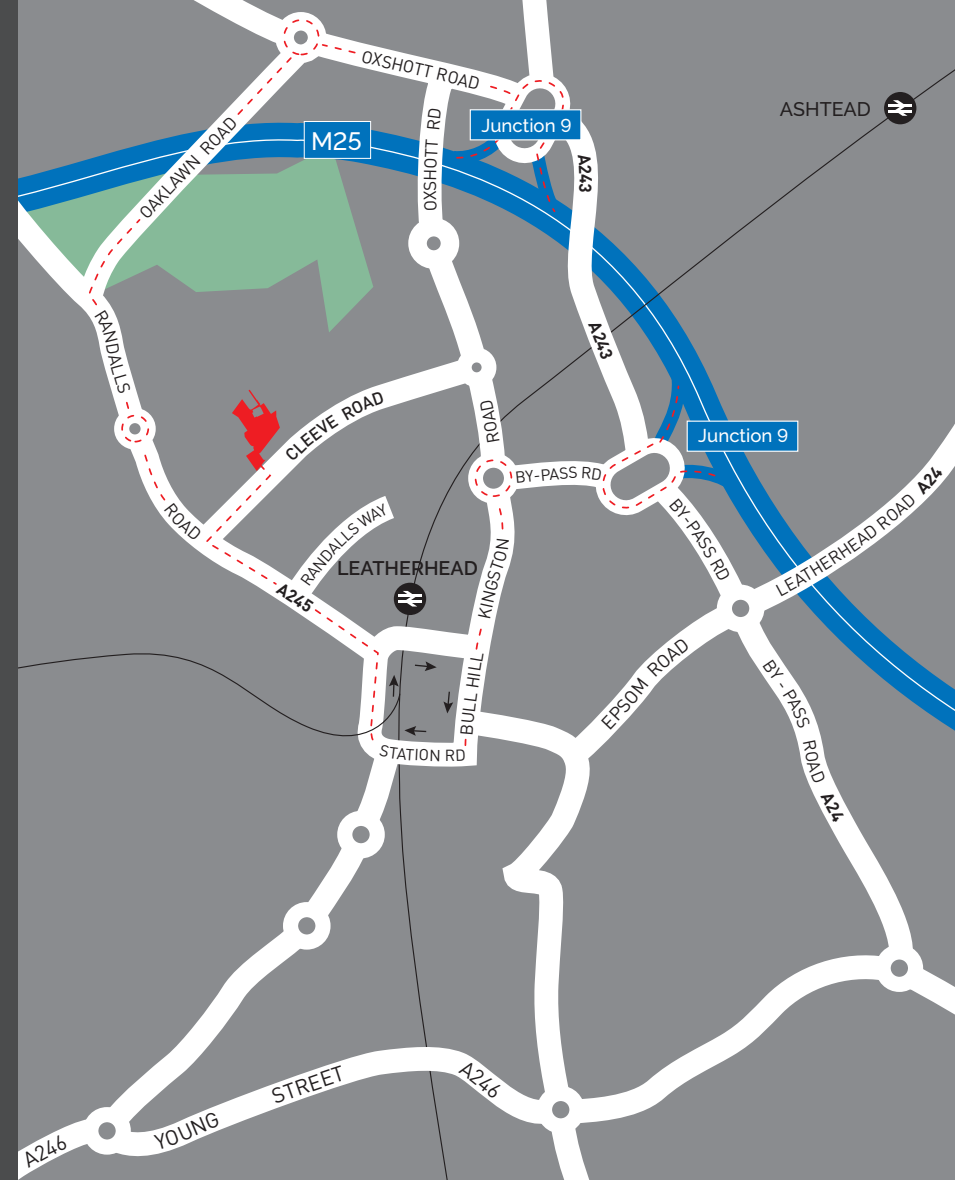
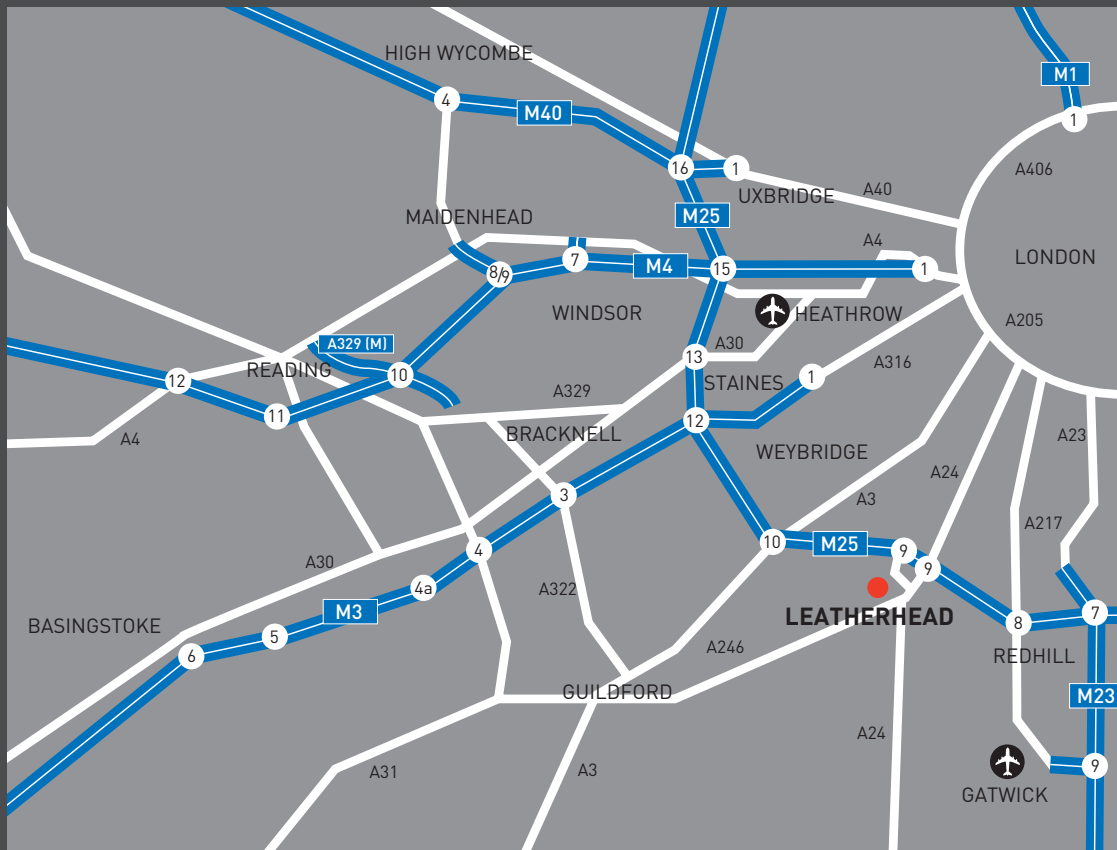


BY TRAIN

Leatherhead Train Station  
Leatherhead Town Centre  
M25 Junction 9  
Guildford  
London Waterloo  
London Gatwick  
London Heathrow

5 min  
6 min  
8 min  
26 min  
–  
25 min  
29 min

–  
–  
–  
22 min  
41 min  
41 min  
117 min



## CONTACT & VIEWING

Site visits can be arranged by appointment only. Please contact a member of the team for availability:



**01483 446 800**  
**vailwilliams.com**

**Charlie Nicholson**  
CNicholson@vailwilliams.com  
tel: 07769 675680

**Kevin Cook**  
KCook@vailwilliams.com  
tel: 07767 834555



Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2022.

[cleeveroadleatherhead.co.uk](http://cleeveroadleatherhead.co.uk)