

FULLY REFURBISHED

**UNIT
17**

TO LET

Modern industrial/warehouse unit
suitable for a variety of uses

37,032 SQ FT (3,440.39 SQ M)

 **MOLE**
BUSINESS PARK
LEATHERHEAD KT22 7BA



DESCRIPTION

A modern industrial/warehouse unit of steel frame construction with profile steel cladding which has been fully refurbished to a high standard. The unit has been fitted out to provide three storey office accommodation at the front of the property.

The unit benefits from two electronically operated loading doors at the side and a pedestrian door situated on the front elevation.

Externally, the unit has very good designated parking and a loading bay/yard area which is accessed via a well-maintained estate road.

Sustainability has been at the forefront of the refurbishment with PV panels installed on the roof, 50 kW EV charging points installed in the yard, and an EPC rating of A(25). PV panels are anticipated to provide around 49 kWp of power per day.



Within 1 mile
of J9 M25



2 x electronically
operated loading
doors - 5.8m high
x 3.65m wide



Eaves height of
6.0m to underside
of roof at lowest
point



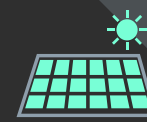
44 car parking
spaces including
four 50kw EV
charging points



Large loading
and yard area



3000 kVA
power supply



PV panels
on roof



Located outside
London's ULEZ
zone



24 hour on
site security



Open plan
offices to the
front



ACCOMMODATION

| | SQ M | SQ FT |
|----------------------------|-----------------|---------------|
| Lower Ground Floor Offices | 251.95 | 2,712 |
| Ground Floor Offices | 355.45 | 3,826 |
| Ground Floor Warehouses | 2,477.54 | 26,668 |
| First Floor Offices | 355.45 | 3,826 |
| TOTAL (GIA approx) | 3,440.39 | 37,032 |

TERMS

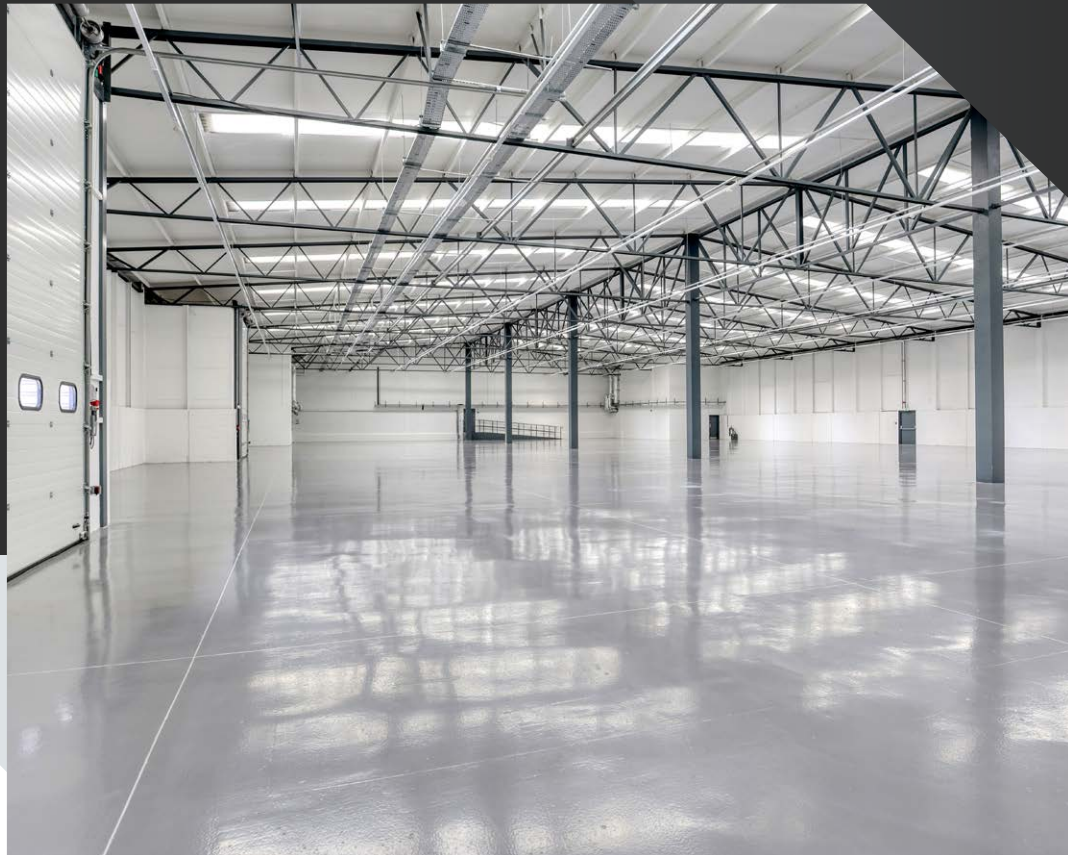
Available directly from the Landlord on a new fully repairing and insuring lease on terms to be agreed.

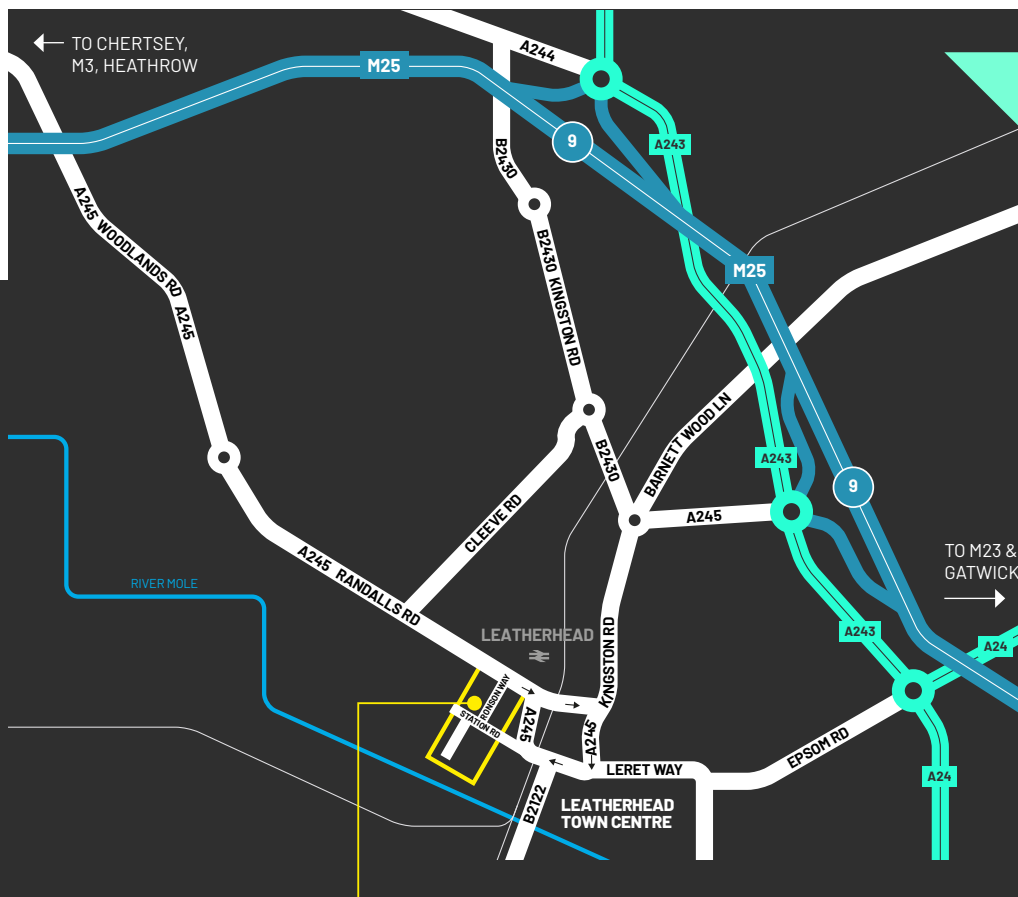
EPC

EPC rating A(25).

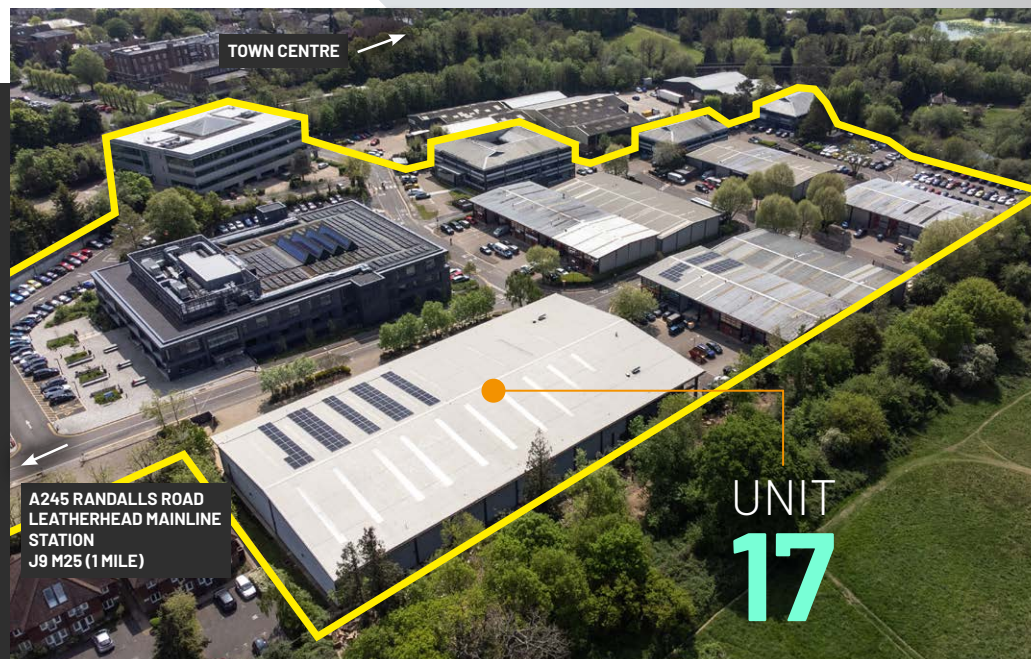
RENT/BUSINESS RATES

On application.





MOLEBUSINESSPARK.CO.UK



UNIT 17 **MOLE** BUSINESS PARK LEATHERHEAD KT22 7BA

LOCATION

Unit 17 is situated on Mole Business Park, just off Randalls Road, which is only a few minutes drive from J9 of the M25 providing excellent access to the motorway network and Heathrow and Gatwick Airports.

The building is within easy reach of Leatherhead town centre and its retail and leisure facilities, and just a 2 minute walk from Leatherhead train station which provides direct connections to London Waterloo (44 minutes) and London Victoria (54 minutes).

In addition to this, the property is also located outside of London's ULEZ zone.



Tim Clement
tim.clement@jll.com
07970 092974

Tessa English
tessa.english@jll.com
07710 059767



Nic Pocknall
nic.pocknall@hurstwarne.co.uk
07770 416219

Tom Boon
thomas.boon@hurstwarne.co.uk
07879 864647

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