



**STOKES HOUSE, CLEEVE ROAD, LEATHERHEAD, SURREY,  
KT22 7SA**

**OFFICE / REDEVELOPMENT FOR SALE**

**36,403 SQ FT (3,381.95 SQ M)**





# Summary

Office premises with wide scope for redevelopment for alternative uses (STP).

Available Size 36,403 sq ft

- Detached Three-Storey Building
- Plot of 1.18 Acres
- Up to 50 Car Parking Spaces
- NIA: 28,789 sq ft
- GIA: 36,403 sq ft
- Within 3/4 miles of town centre
- Within 1/2 a mile of the station
- Seeking offers in excess of £2,750,000
- Seeking unconditional offers





# Location



**Stokes House Cleeve Road,  
Leatherhead, Surrey, KT22  
7SA**

Leatherhead is a historic market town and key commercial centre located in the heart of the Mole Valley District of the affluent county of Surrey, 26 miles southwest 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, Wates Group, Exxon Mobil, Learning Tree and the NHS. The property is prominently fronting Cleeve Road within  $\frac{3}{4}$  of a mile of the town centre and  $\frac{1}{2}$  a mile of the station. The M25 J9 has 2 junctions, both within 1.5 miles.



# Further Details

## Accommodation

The property sits on a plot of approximately 1.18 acres. We understand the property to have a Gross Internal Area of 3,382 sq m (36,403 sq ft). We understand the property to have the following Net Internal Area:

Name	sq ft	sq m
2nd	2,519	234.02
1st	13,948	1,295.81
Ground	10,088	937.21
Basement	2,234	207.55
<b>Total</b>	<b>28,789</b>	<b>2,674.59</b>

## Description

The property comprises a three-storey building providing an open plan, flexible office, storage, and workshop-type space.

The current specification includes; suspended ceilings with recessed lighting, perimeter trunking, gas central heating, and lifts.

## Planning

We understand the property to benefit from Class E Business and Service use.

There is a section 106 obligation attached to the land negating permitted development rights from the office to residential.

Further details are available from the agent upon request.

## Tenure and possession

The property is held freehold under title number SY701408 and is offered with vacant possession.

## Price

Seeking offers in excess of £2,750,000 reflecting a low capital value of £95.00 per sq ft on the net area and £75.00 per sq ft on the gross internal area.

## VAT

The property may be elected for VAT.

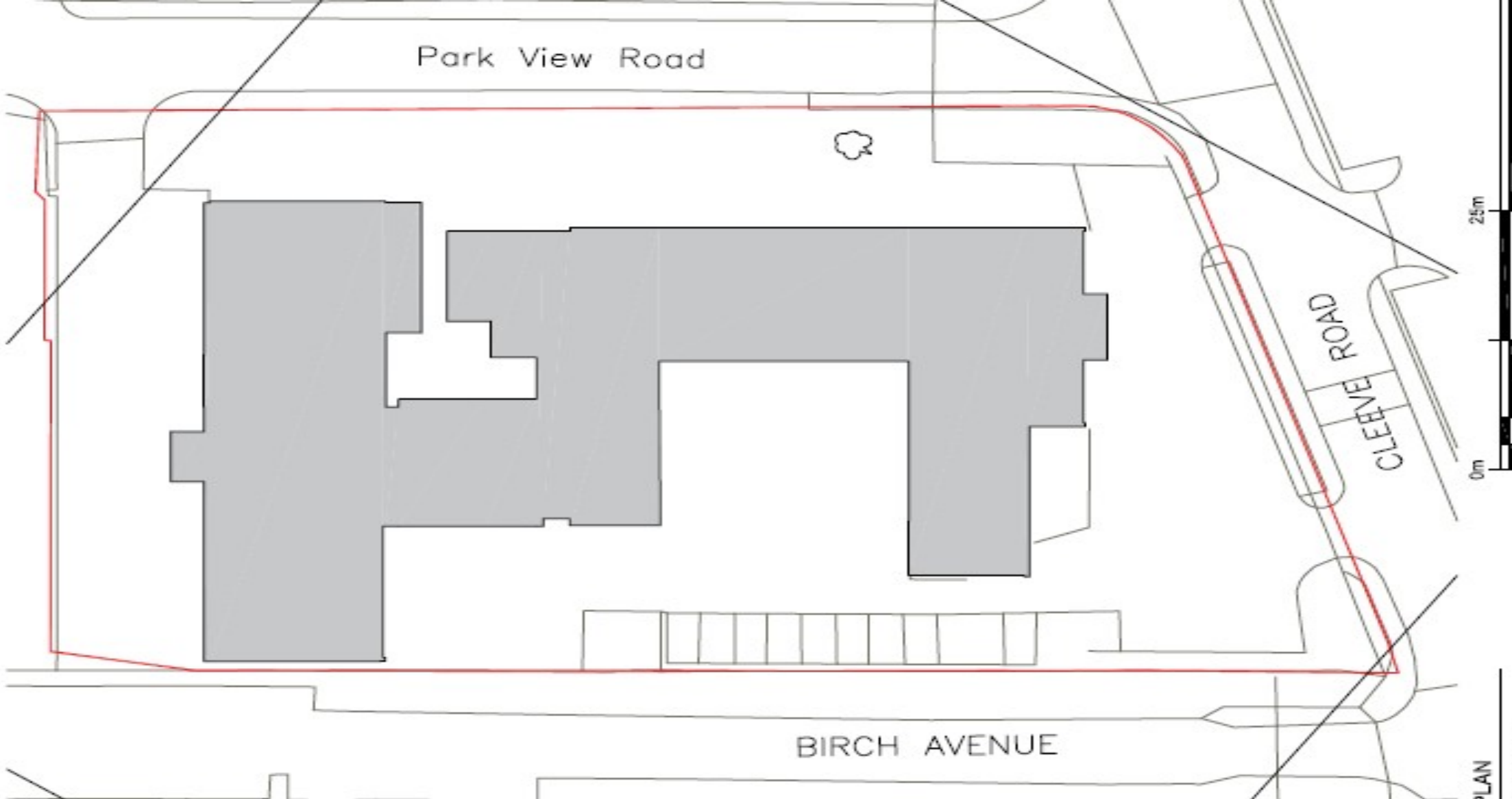
## Business Rates

TBC

## Viewings

Strictly via sole agents Vail Williams LLP.





## Enquiries & Viewings



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