Industrial / Warehouse

TO LET

CURCHOD&CO



Intertek House

Cleeve Road, Leatherhead, KT22 7SA

Modern high specification warehouse/industrial unit with high office content

17,158 sq ft

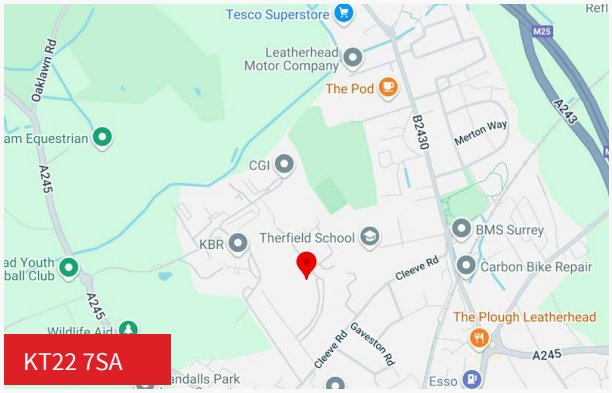
(1,594.03 sq m)

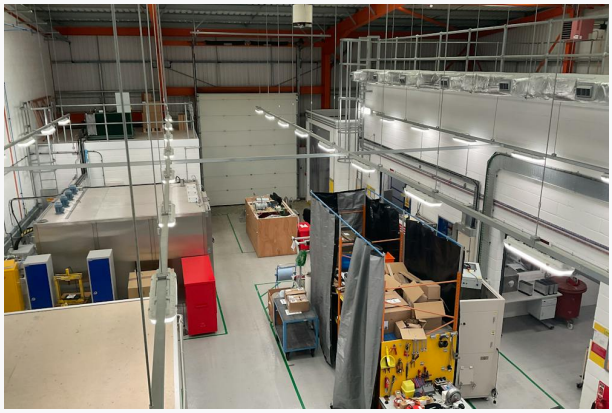
- Part full height warehouse and part office/laboratory at ground and first floor level
- 6.6m eaves to industrial area
- 3x roller shutter doors
- 32 allocated car spaces
- Fitted to very high standard
- 1.5 miles from Junction 9 of the M25

Intertek House, Cleeve Road, Leatherhead, KT22 7SA

Summary

Available Size	17,158 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)







Description

Intertek House comprises a modern industrial warehouse unit developed we understand in 2005. The property is of brick and steel frame construction. The space is currently fitted out with part full height industrial / warehouse and part office/laboratory accommodation at ground and first floor levels. To the rear of the site there is two ancillary buildings. The first of the ancillary buildings is of portal frame construction with crane. The second is a concrete bunker used for specialist testing.

Location

Intertek House is situated on the former ERA site set in an attractive landscaped environment. The building is accessed via Cleeve Road, which links to Randels Road (A245) providing direct access to Leatherhead town centre, train station and Junction 9 of the M25. The building is located just 1 mile north west of Leatherhead town centre which boasts a wealth of leisure and retail amenities.

Leatherhead is an affluent Surrey town located adjacent to the M25, 18 miles south west of central London, 11 miles north east of Guildford and 10 miles west of Reigate. The M25 provides fast access to the M3 to the west (14 miles), the M23 to the east (12.5 miles) and the wider motorway network.

The town is also excellently located for international travel, with two leading UK airports both within 25 miles. London Gatwick Airport is situated approximately 17 miles to the south east while London Heathrow Airport is located 24.5 miles to the north west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	10,239	951.23
1st - Offices	5,821	540.79
Ancillary - Outbuilding	1,098	102.01
Total	**17,158**	**1,594.03**

Terms

A new lease is available for a term to be agreed. The rent is exclusive of business rates, utilities, building insurance, estate charge etc.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Nick Reeve
01252 710822
nreeve@curchodandco.com

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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