
IGNITE
LEATHERHEAD
COMING SOON Q4 2027
NEW SPECULATIVE INDUSTRIAL / WAREHOUSE DEVELOPMENT COMING SOON.
6 UNITS RANGING FROM 8,900 SQ.FT – 29,345SQ.FT
(*UNITS CAN BE COMBINED)
CLEEVE ROAD, LEATHERHEAD, KT22 7NB
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HILLWOOD
A PEROT COMPANY®
Goya
urban warehouse development

SUPER PRIME FLEXIBLE UNITS

Innovative, sustainable design

Units ranging from 8,900 sq.ft – 29,345sq.ft

UNIT	GROUND FLOOR (ft²)	FIRST FLOOR (ft²)	TOTAL (ft²)
1	21,528	3,907	**25,435**
2	13,433	2,367	**15,800**
3	11,485	2,060	**13,545**
4	12,142	2,738	**14,880**
5	7,567	1,333	**8,900**
6	9,602	1,893	**11,495**
TOTAL			**90,055**

(*units can be combined)



UP TO 10M
Clear Internal Height of 8.5 - 10m

Up to 25m
Yard depths from 16.5m - 25m

Electric level loading access doors

24 HOUR
24hr Operational Capabilities

BREEAM target 'Excellent'

EPC A+ target

Electric car charging points

Roof mounted PV panels

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UNRIVALLED LOCATION

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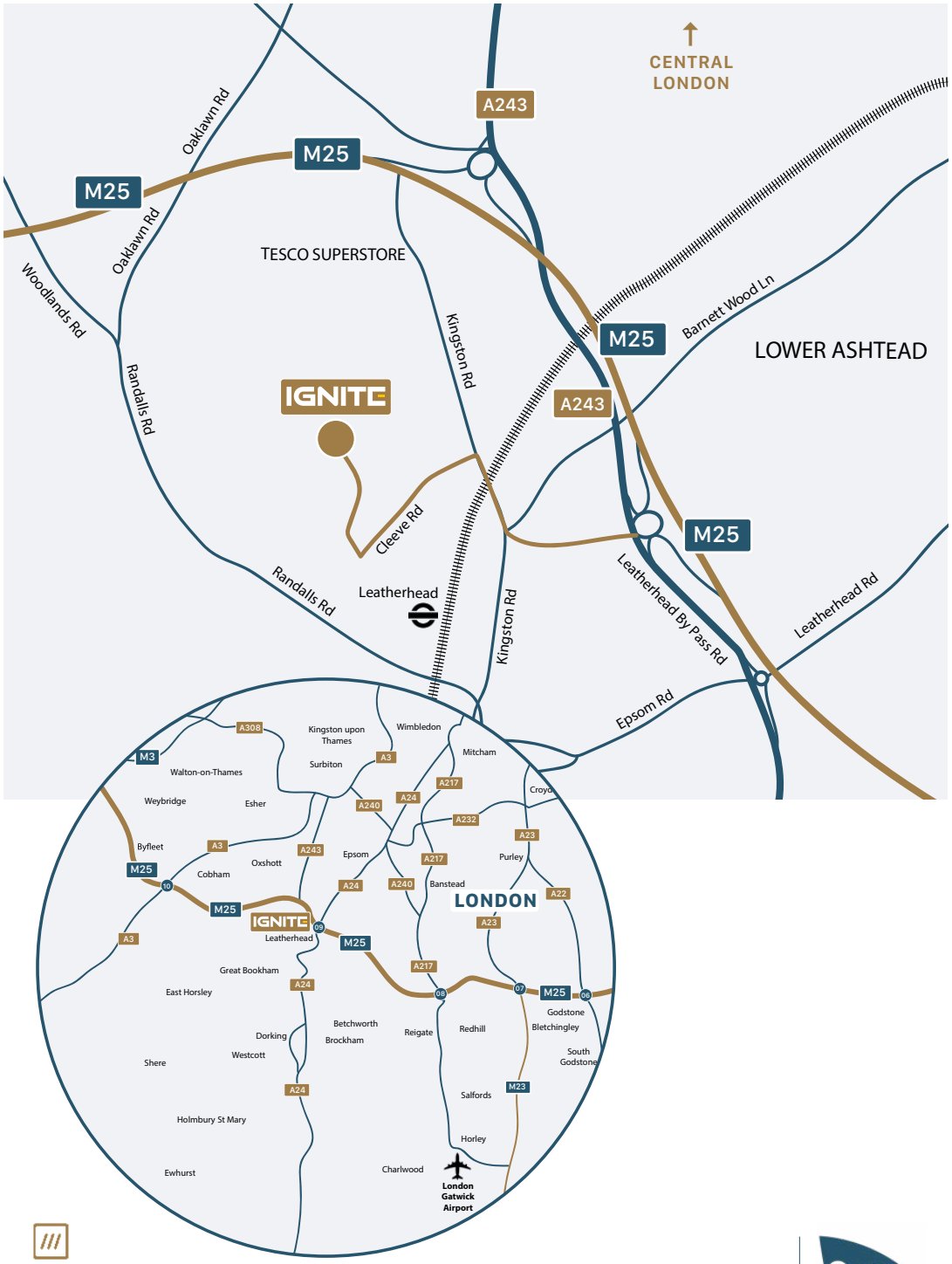
The property is located on Cleeve Road, within an established commercial area of Leatherhead, approximately 2.5 miles from Junction 9 of the M25, providing excellent access to the wider motorway network and connections to Central London, Heathrow and Gatwick. The A245 provides direct access to Leatherhead town centre, with the A3 approximately 4 miles away.

The site further benefits from good local public transport links, with Leatherhead mainline railway station within 1 mile, offering direct services to London Waterloo and London Victoria.

ROAD	
M25 (J9)	1m
A3 (Hook Junction)	1m
M23 (J11)	10m
M3 (J2)	14m
M4 (J4B)	19m

RAIL	
Leatherhead Station	0.8m

AIR	
Gatwick	21m
London Heathrow	23m



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